AGENDA
TOWN OF JUPITER ISLAND
LOCAL PLANNING AGENCY MEETING
MONDAY, NOVEMBER 25, 2024, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD

CALL TO ORDER AND COMMENTS*

1. **Minutes of the meeting held January 23, 2024**

2. **Waterfront Setback Line Study Review and Discussion**

   The Town Commission is requesting the LPA provide recommendations on the selection and application of the Waterfront Setback Line Study criteria, thus enabling the consultant to advance further towards preparing a setback line that would be further reviewed by the LPA and Town Commission.

3. **Public Comment***

4. **Next meeting date - To be determined***

5. **Adjourn***

* *No advanced materials provided*

Local Planning Agency:
Trent Steele, Chair
Kate Nelson
Scott Hughes
Laurie Gaylord
Jim Hauslein
Cynthia Keegan, Alternate
Wendy Nolan, Alternate

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0103.

MINUTES
TOWN OF JUPITER ISLAND
LOCAL PLANNING AGENCY MEETING
TUESDAY, JANUARY 23, 2024

TIME: Tuesday, January 23, 2024 - 9:00 a.m.
PLACE: Town Hall - Island Room
PRESENT: Chair Bob Rowden, Vice Chair Trent Steele, Board Members Scott Hughes and Kate Nelson, and Alternate Board Member Cynthia Keegan. Alternate Board Member Jim Hauslein attended remotely. Voting members were the four Regular Members present and Cynthia Keegan. Also present were Town Attorney Thomas Baird, Director of Building Catherine Harding, Director of Planning & Zoning Ruben Cruz, IT Director Bill Sutton and Recording Secretary Deb Sperco.

1. Minutes of the meeting held October 24, 2023

Chair Rowden asked for any discussion. There were no comments, and the minutes were approved as written.

MOTION: Hughes/Nelson moved to approve the minutes of the October 24, 2023, Local Planning Agency meeting as presented.

ACTION: 5-0 motion passed.

2. Zoning Amendment - District Boundary Change - 11 Isle Ridge

The applicant is requesting a Boundary Change as it pertains to Article X, Division VI, Section 6.0, in order to change the Zoning Designation of 11 Isle Ridge Road from the B-40 Zoning District to the A-80 Zoning District.

Director Cruz introduced the application and provided background information. He noted staff provided additional information for clarity. He reviewed the criteria for zoning map amendment, with staff's analysis of the application and stated that staff supports the requested Zoning Map Zoning Map Amendment / Zoning District Change from B-40 to A-80.

Town Attorney Baird noted the LPA does not have the authority to make the zoning map amendment. The motion would be to recommend to the City Commission.

Member Nelson about for clarity on the Lot number. Director Cruz confirmed it is Lot 19 and Lot 2 is of the Coral Ridge subdivision, which encompasses Lot 19.

Public Comment:
Chair Rowden opened public comment.

Mr. Peter Schiff, 11 Isle Ridge, questioned why approval is required to change a parcel from one-acre to two-acre zoning. Director Cruz clarified the request will ensure a consistent zoning within the community.

Director Cruz further described the minimum lot sizes for B-40 and A-80. He confirmed the amendment changes the setback requirement and requires the lot to be two acres.

Alternate Member Keegan asked about the acreage calculations for the adjacent lot. Director Ruben

clarified.

Discussion ensued about the lots and access points.

MOTION:	***Hughes/Nelson moved to recommend to the Town Commission approval of the Zoning Map Amendment / Zoning District Change from B-40 to A-80 for 11 Isle Ridge.***
ACTION:	***Motion Approved 5-0.***

3. Public Comment

There was no public comment.

4. Next Meeting Date

Director Cruz noted the next meeting date will be determined as needed.

5. Other Business

Member Nelson asked the status of the Comprehensive Plan. Town Attorney Baird stated, by statute, the LPA must participate in the Comprehensive Plan. Director Cruz stated the Building Department will lead the process.

6. Adjourn

There being no further discussion, Chair Rowden adjourned the meeting at 9:27 a.m.

Respectfully Submitted,

_____
Kimberly Kogos, Town Clerk

TOWN OF JUPITER ISLAND

MEMORANDUM

TO: Chair and Members of the Local Planning Agency

THROUGH: Robert Garlo, Town Manager

CC: Kimberly Kogos, Town Clerk
Catherine Harding, Building, Planning and Zoning Director

FROM: John Duchock, Asst. Town Manager/Beach District Director

RE: Waterfront Setback Line Study – Preliminary Mapping Criteria

DATE: 11/18/2024

The Waterfront Setback Line Study was initiated early this year with a public outreach meeting hosted at Town Hall in April. In following the approved scope of work, the Town's consultant, Cummins Cederberg, has made a series of presentations and reports detailing the study methodology, alternative setback criteria, and recommendations on the criteria to be used to establish a new waterfront setback line. Those materials were posted on the Town's website and made available for review by the LPA and general public.

Attached to this memo is a copy of the November 6th presentation to the Town Commission. Additionally, copies of the preliminary maps reflecting the setback criteria supported by the Town Commission (30-Year Erosion Project, 50-ft Dune Ridge Offset, CCCL General Permit Line, and Line of Construction) are provided for LPA review, along with consultant recommendations on potential shifts for the setback line.

Recommendation:

In deferring the matter to the LPA, the Town Commission is requesting the LPA provide recommendations on the selection and application of the criteria, thus enabling the consultant to advance further towards preparing a preliminary setback line map. The resultant preliminary setback line map would be further reviewing by the LPA and the Town Commission.

Town of Jupiter Island Waterfront Setback Line Project Status Update – Draft Map Review

CUMMINS | CEDERBERG
Coastal & Marine Engineering

Town Commission Meeting
Wednesday , November 6, 2024









Scope of Work

CUMMINS | CEDERBERG
Coastal & Marine Engineering

- Task 1- Due Diligence- Background Data Collection, Report
  - •Due Diligence Report Submitted to the Town – June 2024
- Task 2 – Data Analysis and Assessment of Setback Criteria
  - •Complete the review and analysis of collected data.
  - •Conduct engineering models and analysis throughout project area.
  - •Review and assessment of existing waterfront setback criteria.
  - •Submit Technical Report to the Town – September 2024
- Task 3 - Preliminary Maps & Field Verifications
  - Develop preliminary maps based on the data and analysis
  - Conduct field survey verifications
- Task 4 – Final Mapping and Summary Report

Current Criteria for Waterfront Setback Line (WFSBL)

Most landward line based on:

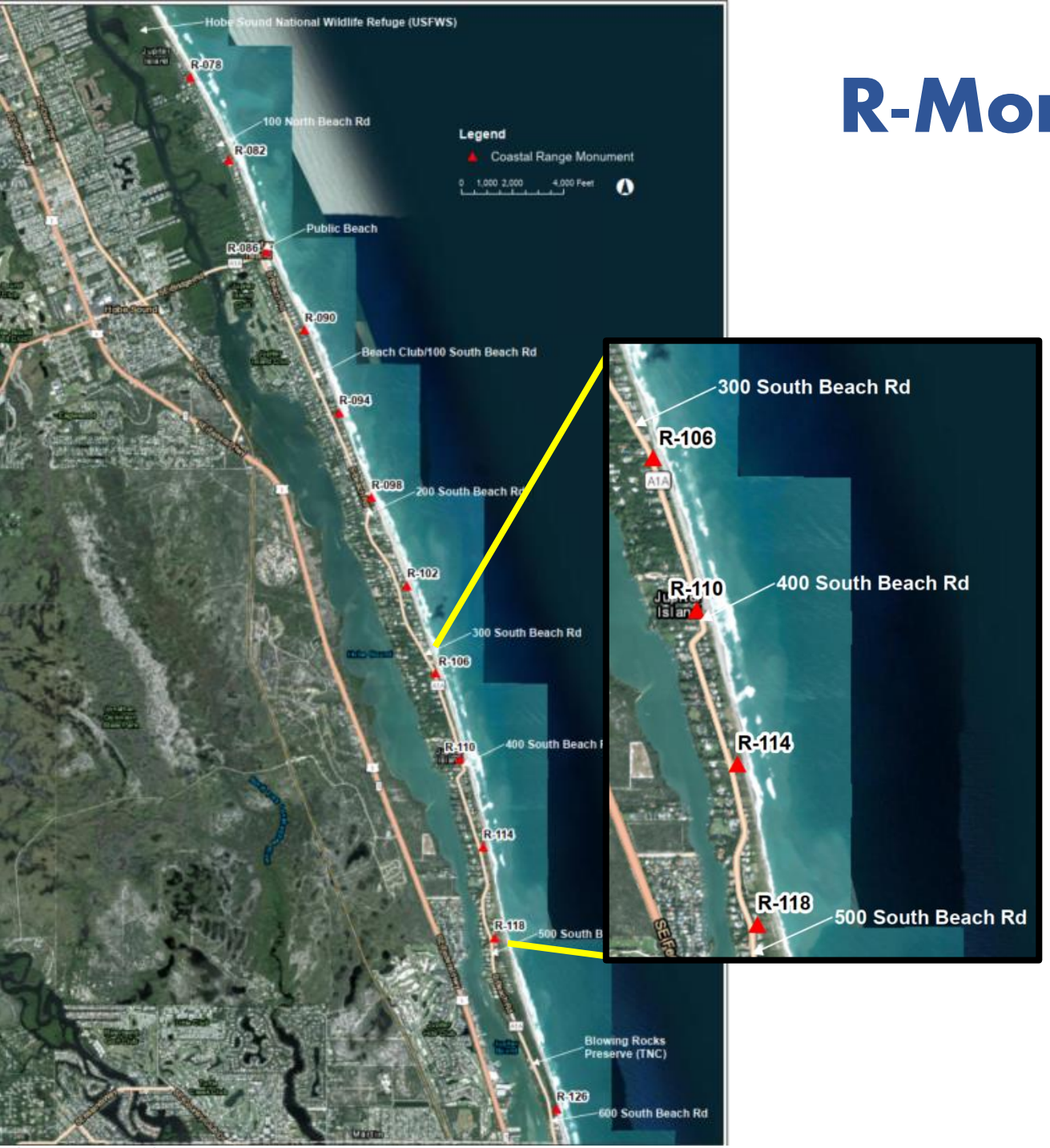
1. 50 ft landward of the mean high water (MHW)
2. 50 ft landward of the dune (+14')
3. 50 ft landward of existing seawall/coastal structure
4. Line of sight between closest habitable conforming buildings within 1,000 ft
5. Average setback from MHW of closest conforming buildings within 1,000 ft



*Source: Town of Jupiter Island

CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-Monument Locations



R-Monument	Location, Nearby Address, or Landmark
R-78	North end of Town at Hobe Sound National Wildlife Refuge
R-82	100 North Beach Road
R-86	Public Beach and intersection with SE Beach Road (A1A)
R-90	North of Beach Club/100 South Beach Road
R-94	South of Beach Club/100 South Beach Road
R-98	200 South Beach Road
R-102	Midway between 200 and 300 South Beach Road
R-106	300 South Beach Road
R-110	400 South Beach Road
R-114	Midway between 400 and 500 South Beach Road
R-118	500 South Beach Road
R-126	600 South Beach Road near South end of Town

Task 2 - Assessment of Setback Criteria

Town's Existing Setback Criteria

1. 50ft landward of the mean high water (MHW)
2. 50ft landward of the dune (+14')
3. 50ft landward of existing seawall/coastal structure
4. Line of sight between closet habitable conforming buildings w/in 1,000ft
5. Average setback from MHW of closest conforming buildings w/in 1,000ft

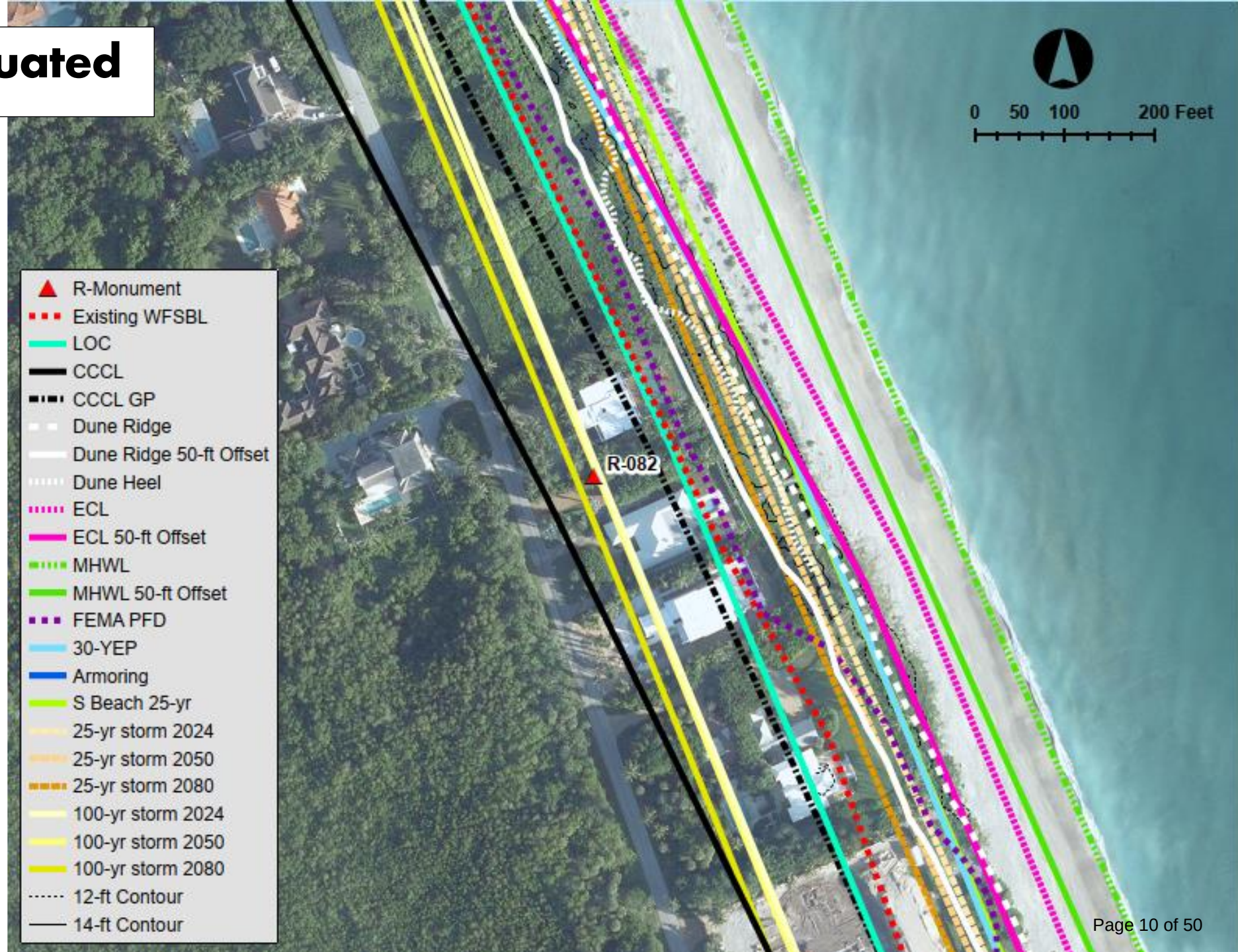
Preservation of Views Criteria

Potential Alternatives to Setback Criteria

1. 50ft landward of the Erosion Control Line (ECL)
2. 50ft landward of frontal dune ridge
   - Aerial interpretation
   - Topography – LiDAR and FDEP beach profiles
3. *Remove coastal structure criterion*
4. Line of Construction for major habitable buildings (alternative to preservation of views criteria)*
5. Town-wide 30-YEP*
6. 25-year storm erosion
7. CCCL General Permit Line (western limit of WFSBL)*

* Closely aligns with FDEP CCCL program

R-82: All Lines Evaluated



CUMMINS | CEDERBERG
Coastal & Marine Engineering

CCCL - General Permit Line, Western Limit to WFSBL

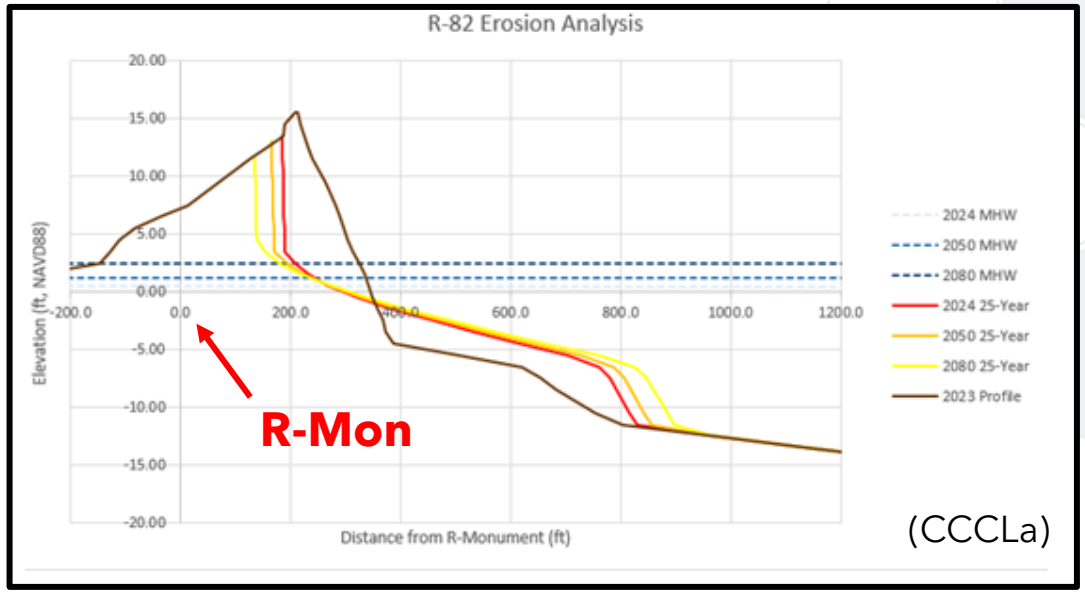
- CCCL General Permit (GP) Line under Rule 62B-34, F.A.C
- GP are available for single family houses and other construction project located well upland from the beach and sensitive dunes
- Projects located landward of a GP line are eligible for streamlined permitting (i.e. easy button option)

WFSBL is not proposed west of the GP line

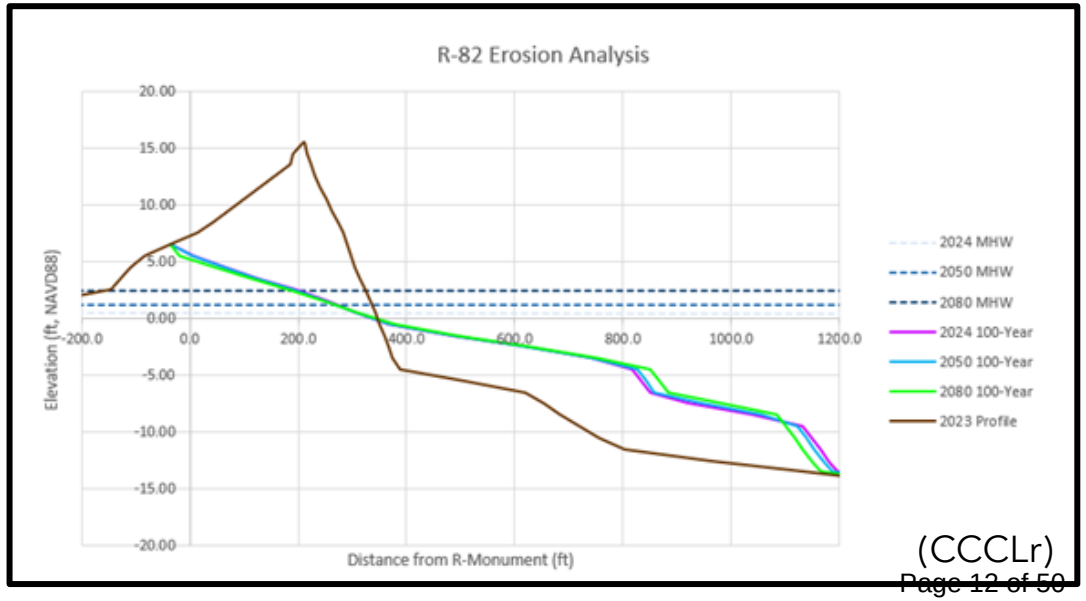
CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-82: Storm Erosion Model Analysis





(CCCLa)



(CCCLr)

CUMMINS | CEDERBERG
Coastal & Marine Engineering

Development of Conceptual Townwide 30-YEP

Florida Administrative Code (F.A.C.) 62B-33.024



Components Analyzed

- Nourished vs. Non-Restored Beach
- Shoreline Change Rate (SCR)
- Seasonal High Water Line (SHWL) to Mean High Water Line (MHWL) Distance
- Credit Years (i.e., remaining life of nourishment project)
- Once calculated, 30-YEP distance is added landward of either the ECL (nourished beach) or the SHWL (non-restored beach)

30-YEP for Nourished Beaches

30-YEP = -(SCR) x (30 years – # years Credit) + (SHWL to MHWL distance-pre project)

30-YEP for Non-restored Beaches

30-YEP = -(SCR) x (30 years)

Conceptual Townwide 30-YEP :

Nourishment Project Credit Years:

- Credit years for remaining nourishment project life, calculated using varying methods in CCCL rule / permit applications
- Permit Credit Years:

$$Year\ of\ Permit\ Expiration - Current\ Year = Credit\ Years$$

$$2033 - 2024 = 9\ Credit\ Years$$

- Duration of funding availability – Ad valorum taxes
- Duration of **sand availability**:

$$\frac{9{,}000{,}000\ CY\ Available\ Sand\ After\ March\ 2021\ Placement}{430{,}000\frac{CY}{yr}\ Average\ Annual\ Placement} = 20.9\ yrs\ \approx 21\ remaing\ years$$

$$Year\ of\ Last\ Sand\ Placement + Remaining\ Years\ of\ Sand\ Availability = Year\ of\ Confirmed\ Sand\ Availability$$

$$2021 + 21 = 2042$$

$$Year\ of\ Confirmed\ Sand\ Availability - Current\ Year = Credit\ Years$$

$$2042 - 2024 = 18\ Credit\ Years$$

Development of Conceptual Townwide 30-YEP

30-YEP Related Variables and Calculated Results

R-Monument	SCR	SHWL to MHWL	Credit Years	30-YEP
78	-6.5	30.4	18	108
82	-1.8	25.4	18	47
86	-3.3	55.0	18	94
90	-3.1	26.1	18	63
94	-2.3	31.4	18	59
98	-2.8	19.6	18	53
102	-3.4	18.9	18	60
106	-3.3	28.7	18	68
110	-2.8	48.5	18	82
114	-2.8	37.4	18	71
118	-1.0			30
122	-1.0			30
125	-1.0			30
126	-1.0			30
127	-1.0			30

- 30-YEP values are conservative estimate, may vary from site-specific 30-YEP calculated in a CCCL permit application
- Data provided by FDEP:
  - SHWL to MHWL distance at 31 R-mons in restored beach, CC extrapolated the rest
  - SHWL elevation at each R-mon in non-restored beach



30-YEP for Nourished Beaches

30-YEP = -(SCR) x (30 years – # years Credit) + (SHWL to MHWL distance-pre project)

30-YEP for R-82

30-YEP = -(-1.8) x (30 years – 18 years) + (25.4) = 47 ft landward of the ECL

Line of Construction (LOC) – R-94

- Distance from MHW to Seaward edge of "Major Habitable Structure"
  - Houses within 1,000 LF of R-mon
- 3 Positions for LOC
  - Minimum – Seaward-most house
  - Maximum – Landward-most house
  - Average

R-94

Address	Distance	Max	Min	Avg
115 S Beach Rd	203.1	219	162	194
119 S Beach Rd	209.5			
123 S Beach Rd	218.8			
127 S Beach Rd	162.1			
133 S Beach Rd	178.0			

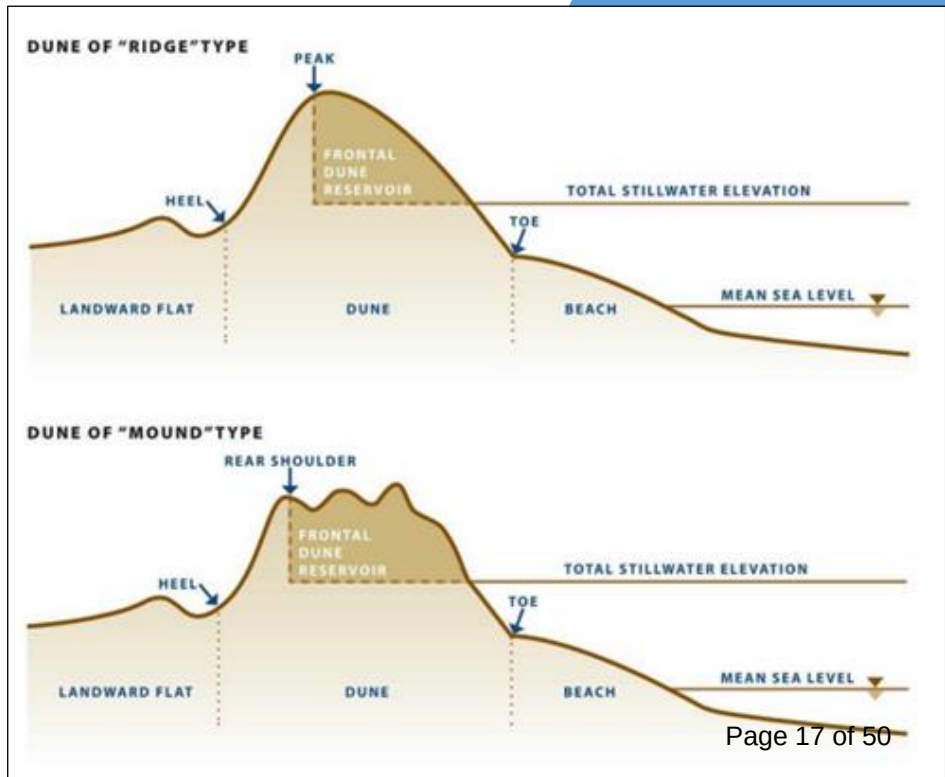


CUMMINS | CEDERBERG
Coastal & Marine Engineering

Reconsideration of Dune Setback Criteria

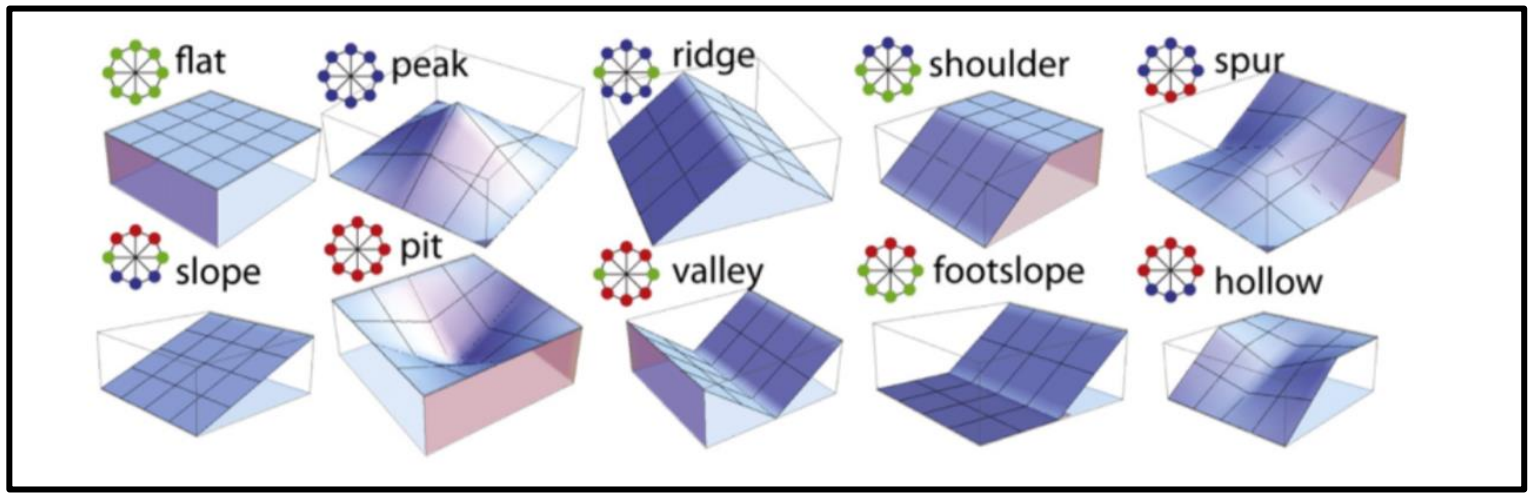
Proposed Approach

- Focus on Frontal Dune
  - "…sufficient vegetation, height, continuity, and configuration to offer protective value…" 161.053(5)(a)1, F.S.
  - Alternate methods – 14-ft contour, vegetation ecotone
- Establishment of dune ridge line, Geomorphon Landforms Tool (GIS)
  - LiDAR imagery 2018
    - Aerial from 2024 (Martin County, 11/1/24), FDEP survey data from 2023
  - Apply a 50-ft setback to ridge for WFSBL criterion
  - Heel (landward) line of dune falls within 50-ft dune setback
- Dune site visit
  - Spot check dune ridge & heel (10/30/24)
  - Ground-truthed geomorphon tool output
  - Observed dune changes between 2018 LiDAR, 2022 aerial, and current conditions



CUMMINS | CEDERBERG
Coastal & Marine Engineering

Dune Delineation – Geomorphon Landforms



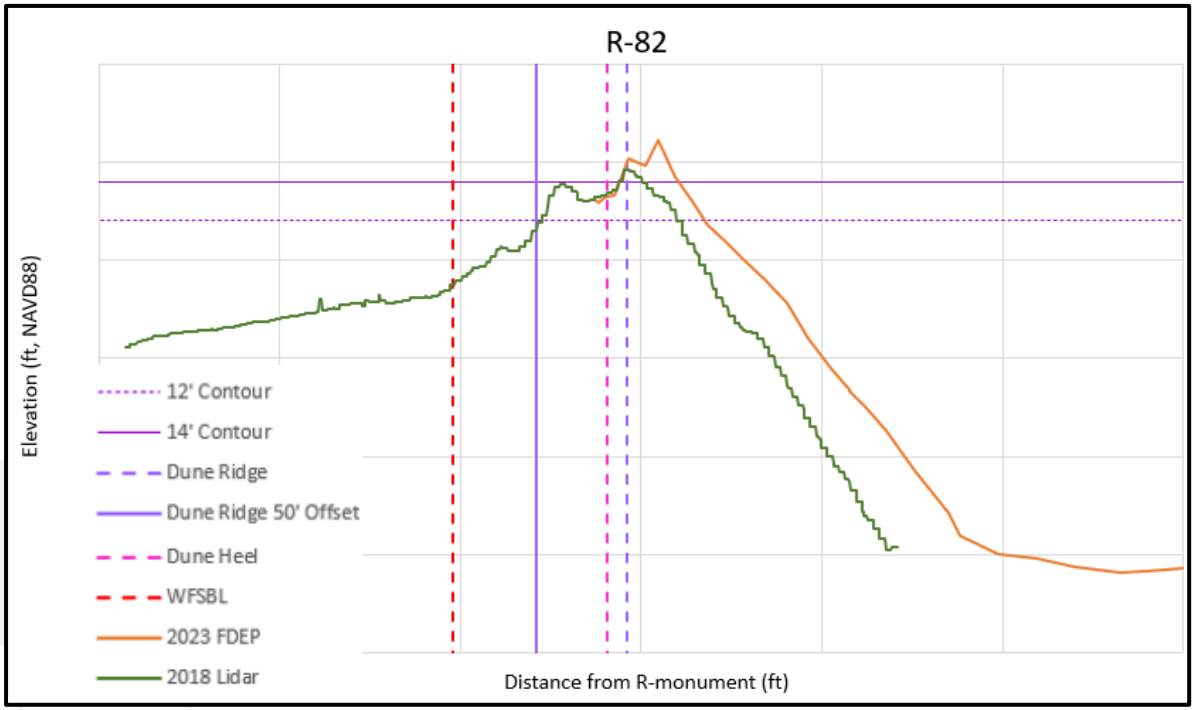
- Dune Ridge Focused On:
  - •Peak
  - •Ridge
  - •Shoulder
  - • spur

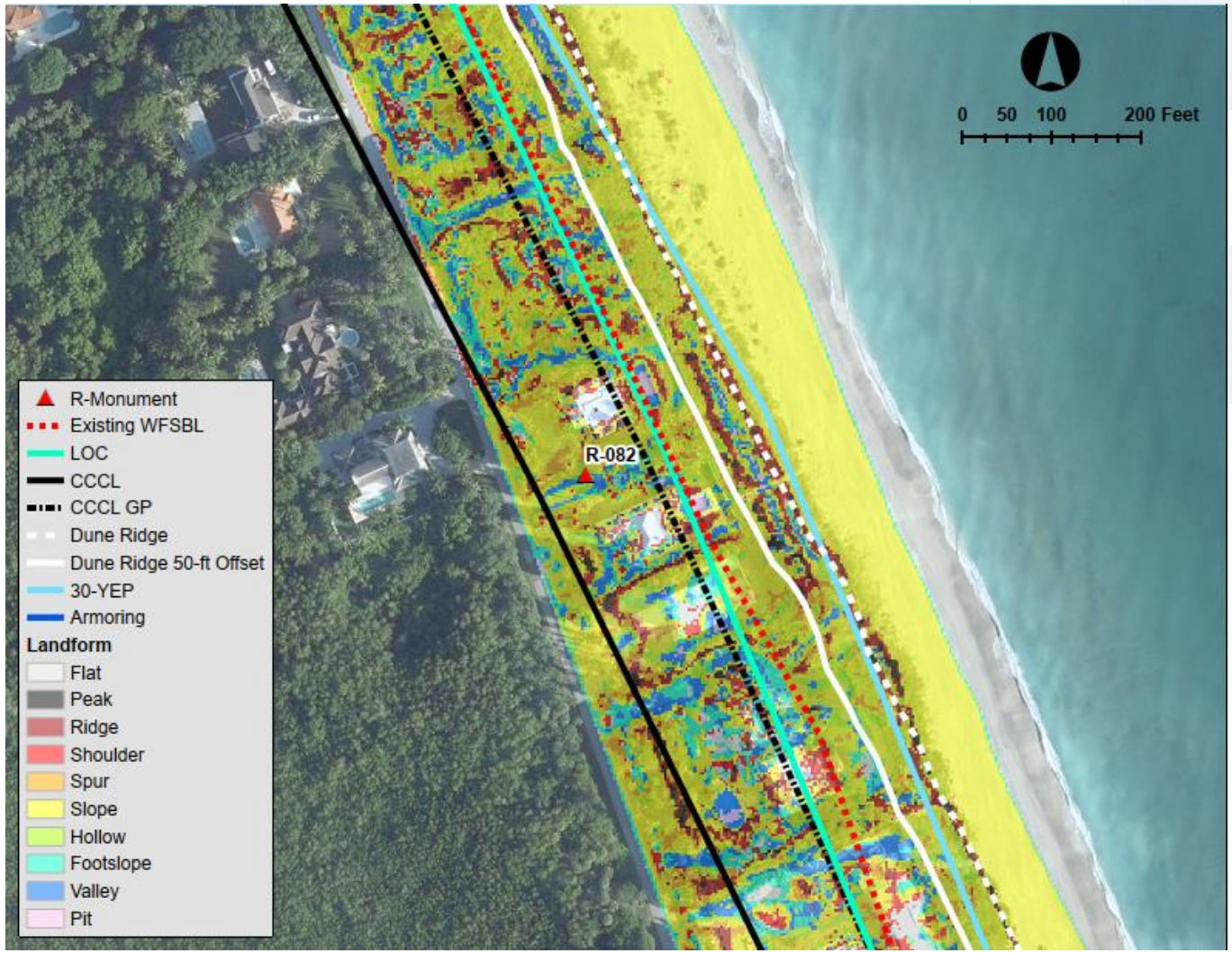


- Dune Heel Focused On:
  - •Footslope
  - •Valley

CUMMINS | CEDERBERG
Coastal & Marine Engineering

Dune Delineation – Geomorphon Landforms





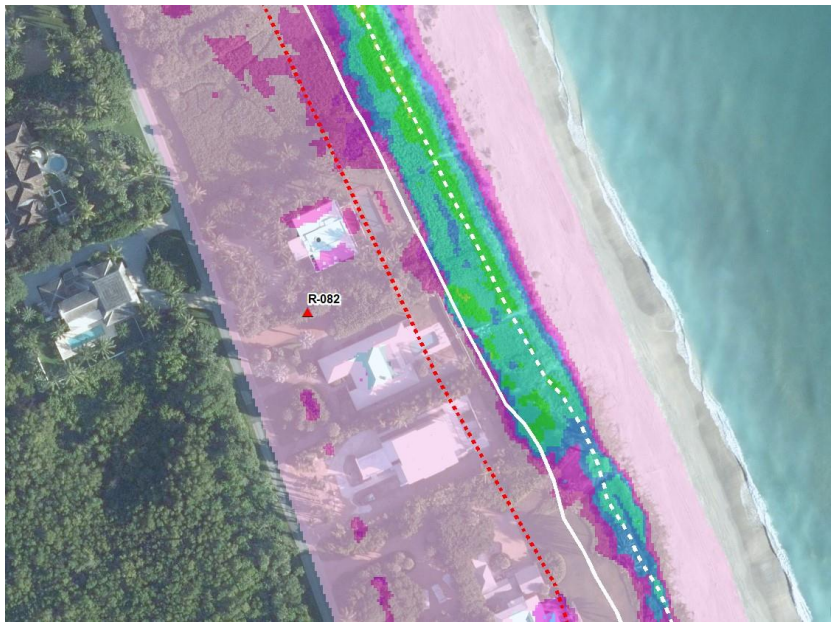
Frontal Dune & 50-ft Offset – R-82

Geomorphon Landforms Tool



Landform
- Flat
- Peak
- Ridge
- Shoulder
- Spur
- Slope
- Hollow
- Footslope
- Valley
- Pit

Elevations (ft, NAVD) – 2018 Data



Elevation (ft)
- <10
- 10 - 11
- 11 - 12
- 12 - 13
- 13 - 14
- 14 - 15
- 15 - 16
- 16 - 17
- 17 - 18
- 18 - 19
- 19 - 20
- >20

2024 Aerial (Source: Martin County)



- Dune Ridge
- Dune Ridge 50-ft Offset

CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-82 Looking South



R-82 Looking West



R-82 Looking North-East



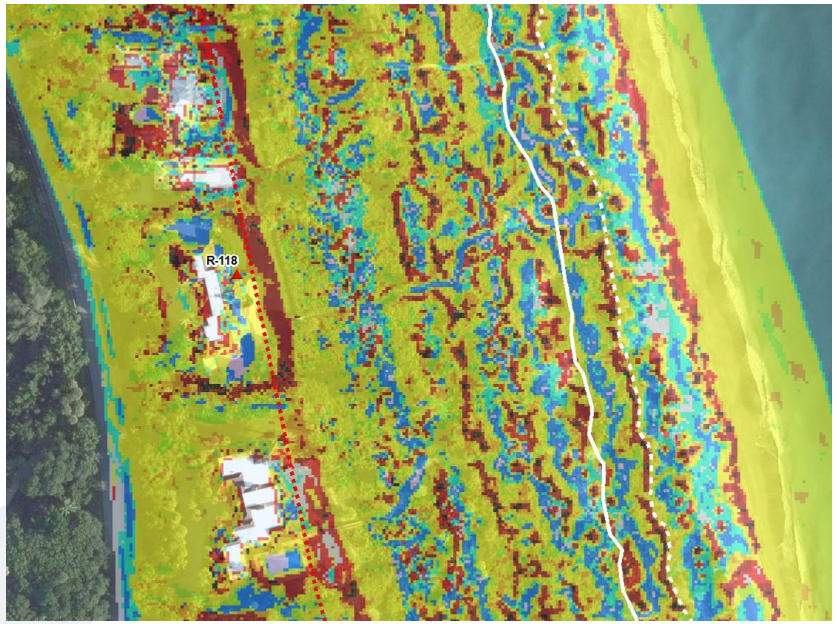
R-82 Looking North



CUMMINS | CEDERBERG
Coastal & Marine Engineering

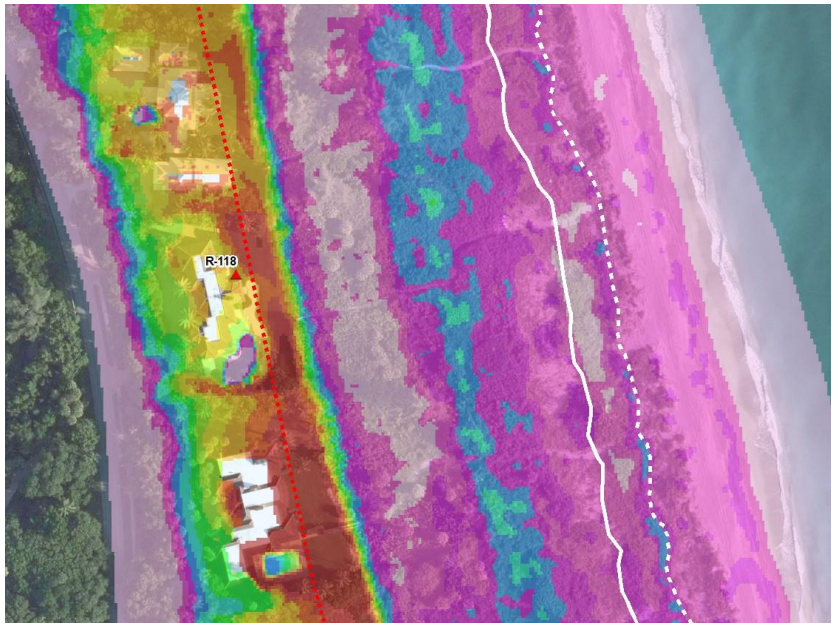
Multiple dune ridges – R-118

Geomorphon Landforms Tool



Landform
- Flat
- Peak
- Ridge
- Shoulder
- Spur
- Slope
- Hollow
- Footslope
- Valley
- Pit

Elevations (ft, NAVD) – 2018 Data



Elevation (ft)
- <10
- 10 - 11
- 11 - 12
- 12 - 13
- 13 - 14
- 14 - 15
- 15 - 16
- 16 - 17
- 17 - 18
- 18 - 19
- 19 - 20
- >20

2024 Aerial (Source: Martin County)



- Dune Ridge
- Dune Ridge 50-ft Offset

CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-78: Near Hobe Sound National Wildlife Refuge

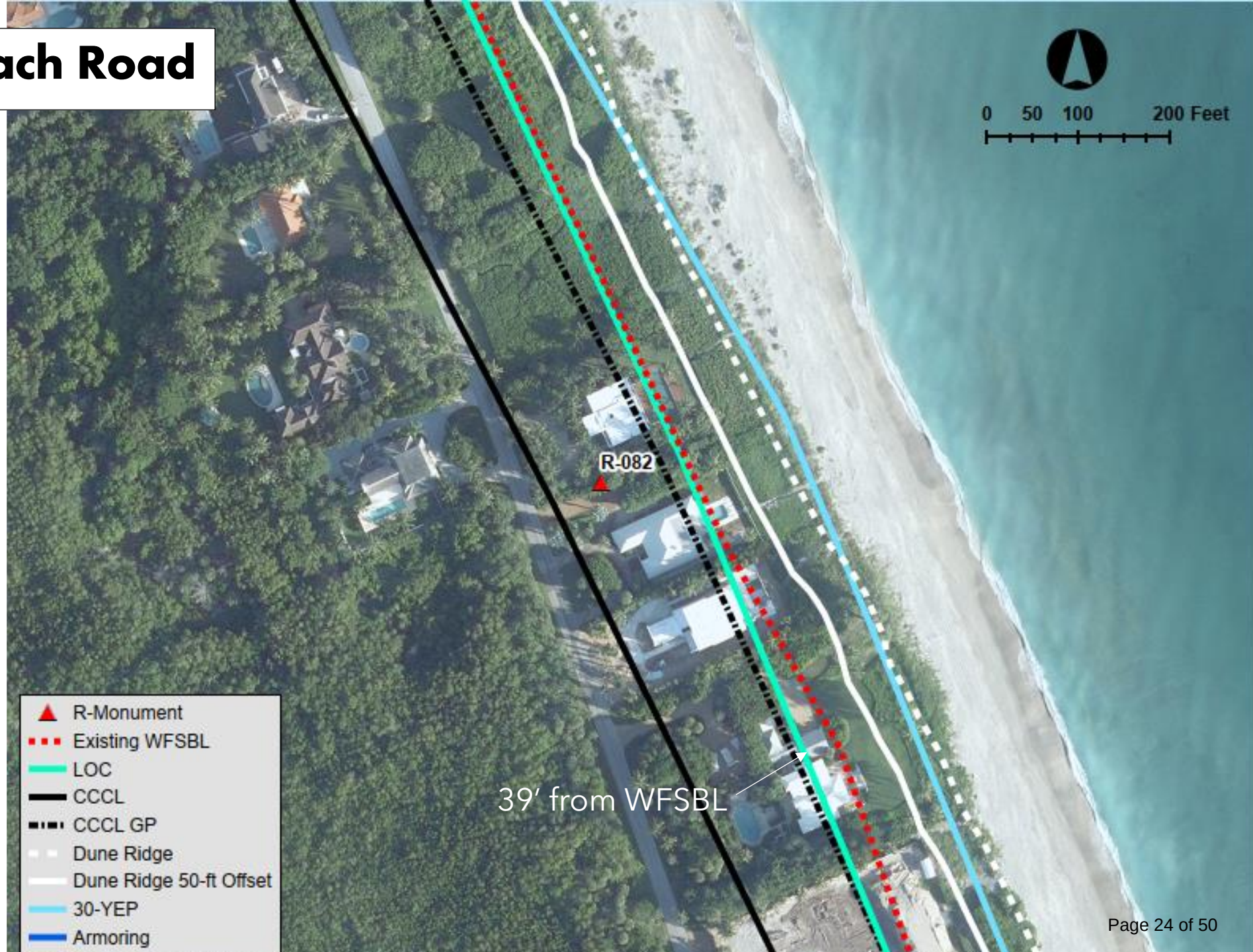
Possible adjustments based on Dune offset & 30-YEP



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-82: 100 North Beach Road

Possible adjustments based on LOC



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-86: Public Beach & intersection with SE Beach Rd

No proposed change



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-90: North of beach Club/100 South Beach Rd

No Proposed Change



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-94: South of Beach Club/ 100 South beach Rd

Possible adjustments based on LOC



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-98: 200 South Beach Road

Possible adjustments based on LOC



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-102: Midway between 200 and 300 South Beach Road

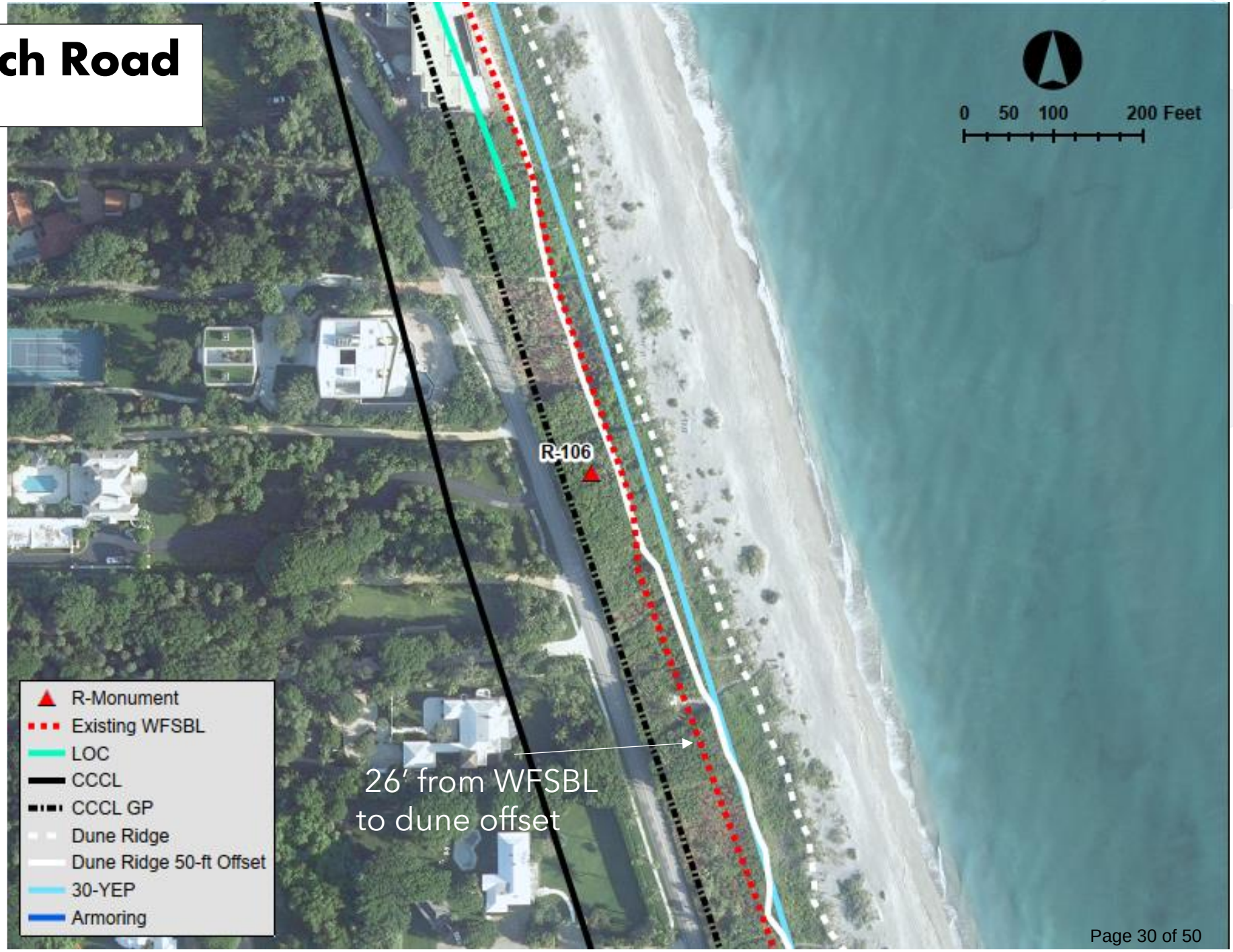
Possible adjustments based on LOC



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-106: 300 South Beach Road

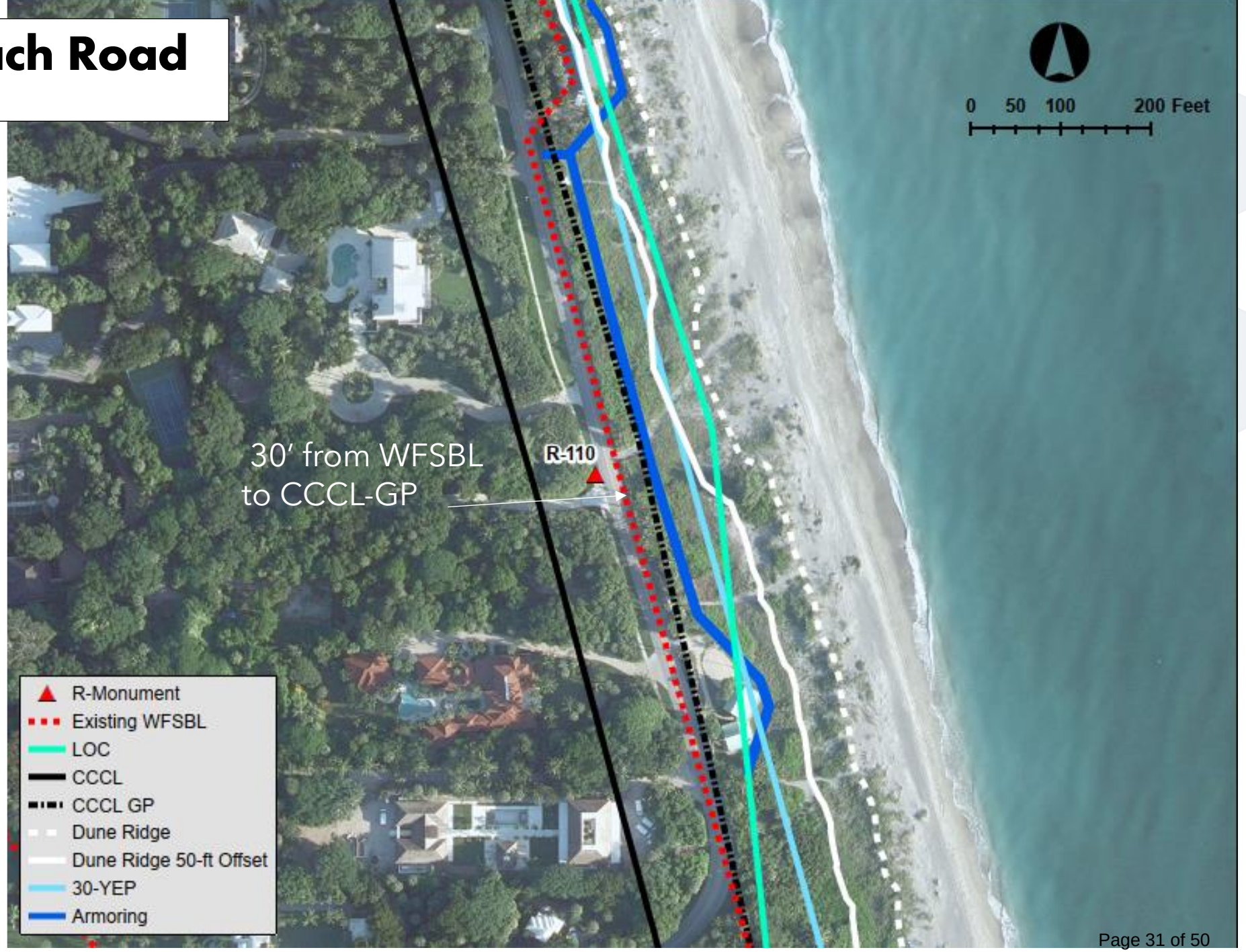
Possible Seaward adjustments based on Dune Ridge offset



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-110: 400 South Beach Road

Possible Seaward adjustments based on CCCL – GP



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-114: Midway between 400 and 500 South Beach Road

Possible Seaward adjustments based on LOC



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-118: 500 South Beach Road

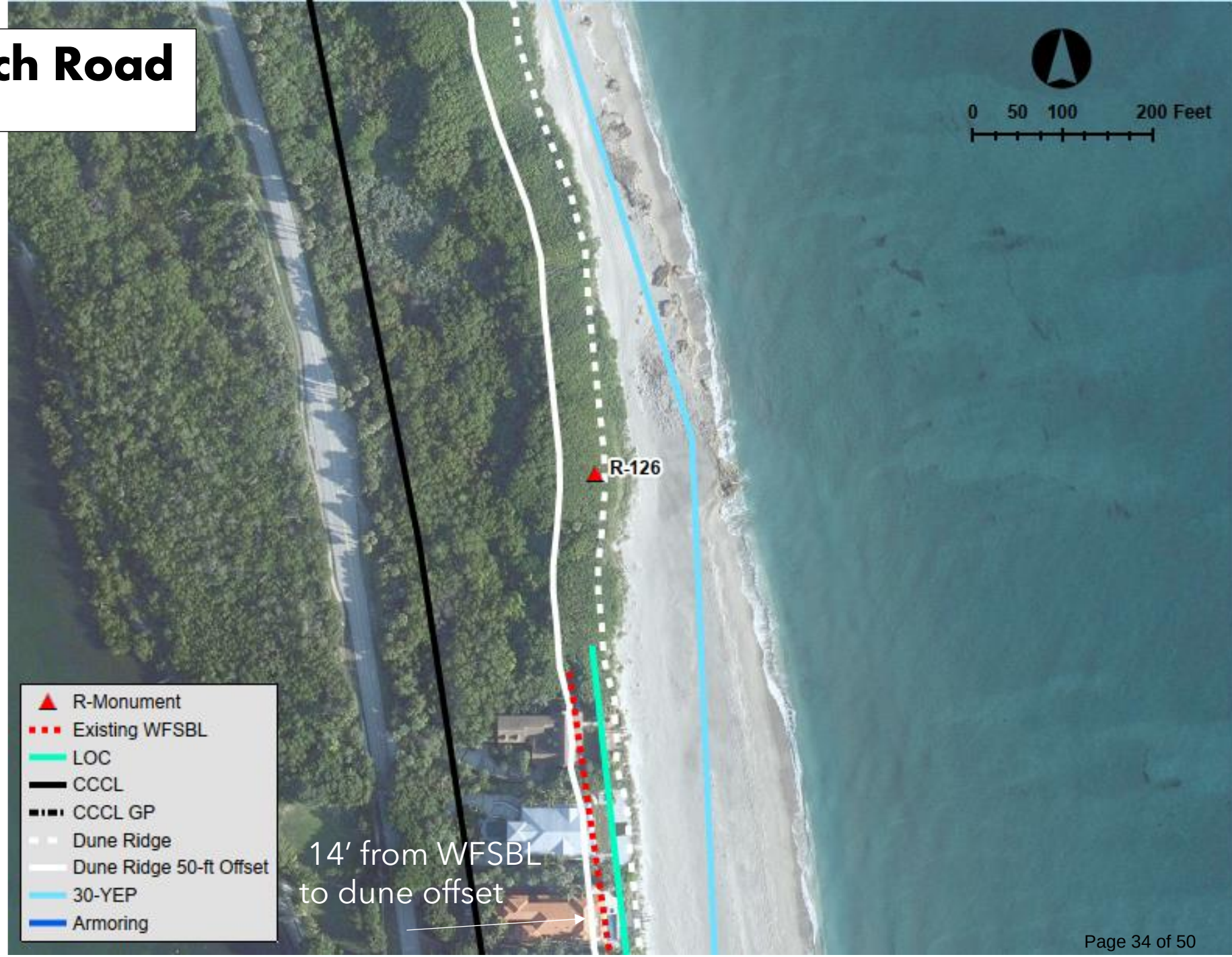
No proposed change



CUMMINS | CEDERBERG
Coastal & Marine Engineering

R-126: 600 South Beach Road

Possible adjustments based on Dune Ridge offset



CUMMINS | CEDERBERG
Coastal & Marine Engineering

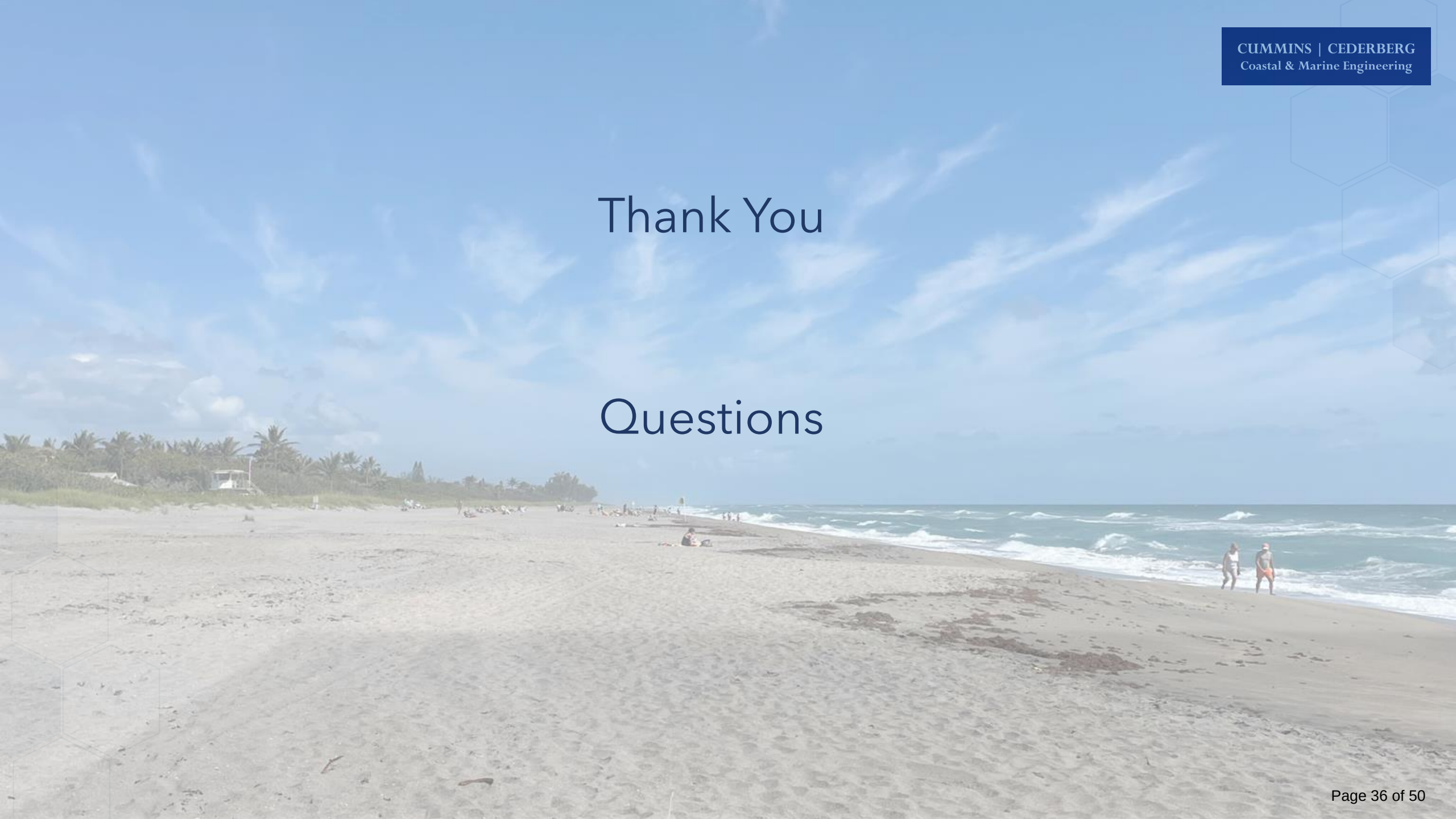
Next Steps

CUMMINS | CEDERBERG
Coastal & Marine Engineering

Task 4 – Final Mapping and Summary Report

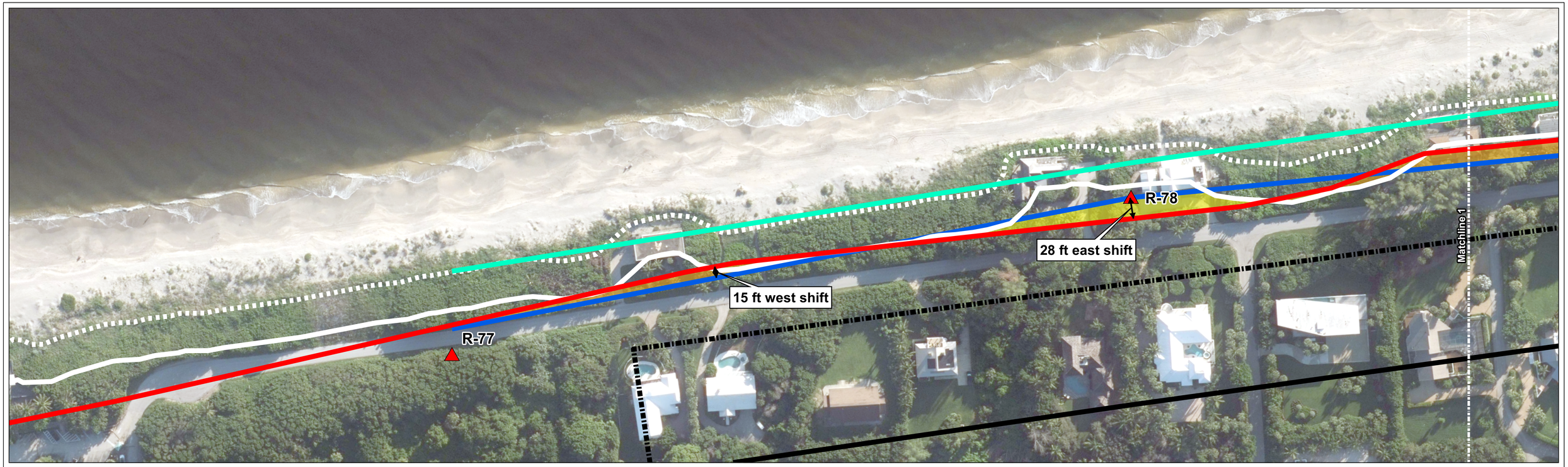
- **Prior to completing the Final Maps, the following is needed:**
- Selection of Criteria
  - Dune Ridge 50-ft Offset
  - 30- YEP
  - MHW 50-ft Offset
  - ECL 50-ft Offset
  - Existing line of sight/construction line
  - CCCL-GP (western limit of WFSBL)
  - Line of Construction (LOC) per FDEP CCCL Regs*
  - FEMA PFD
  - Armoring
  - S Beach 25-yr storm
  - 25-yr storm (2024, 2050, 2080)
  - 100-yr storm (2024, 2050, 2080)
- Confirm use of the most landward criteria as WFSBL

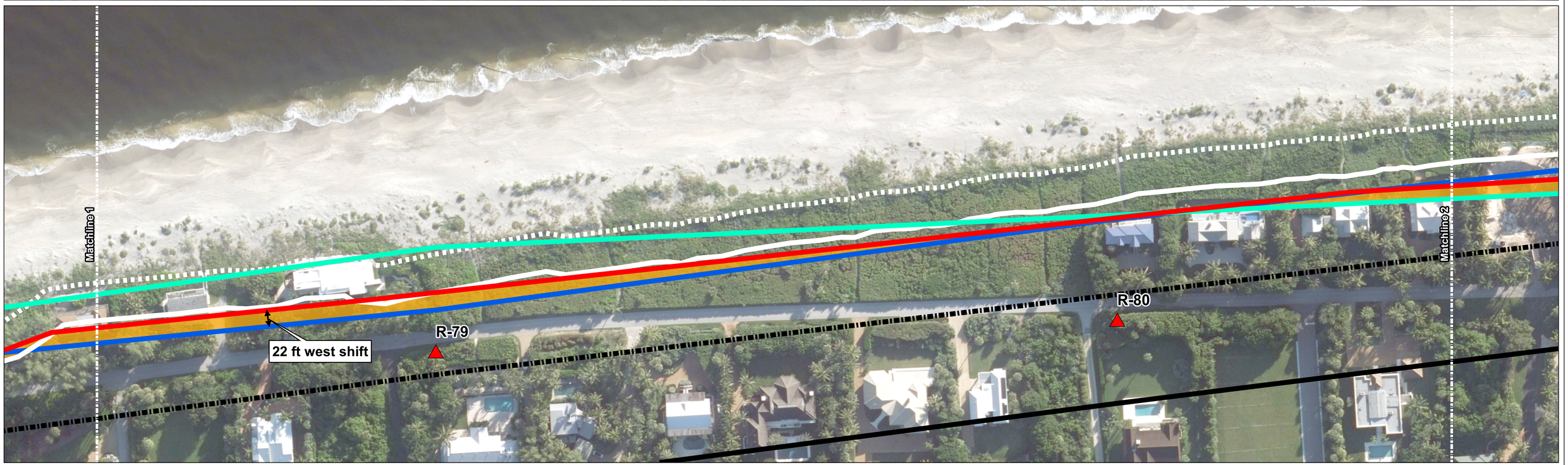
*62B-33.005(11), F.A.C.
Section 161.053(4)(b), F.S.


CUMMINS | CEDERBERG
Coastal & Marine Engineering
Thank You
Questions

R-106: 300 South Beach Road







CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-77 through R-80

Sheet 1 of 13

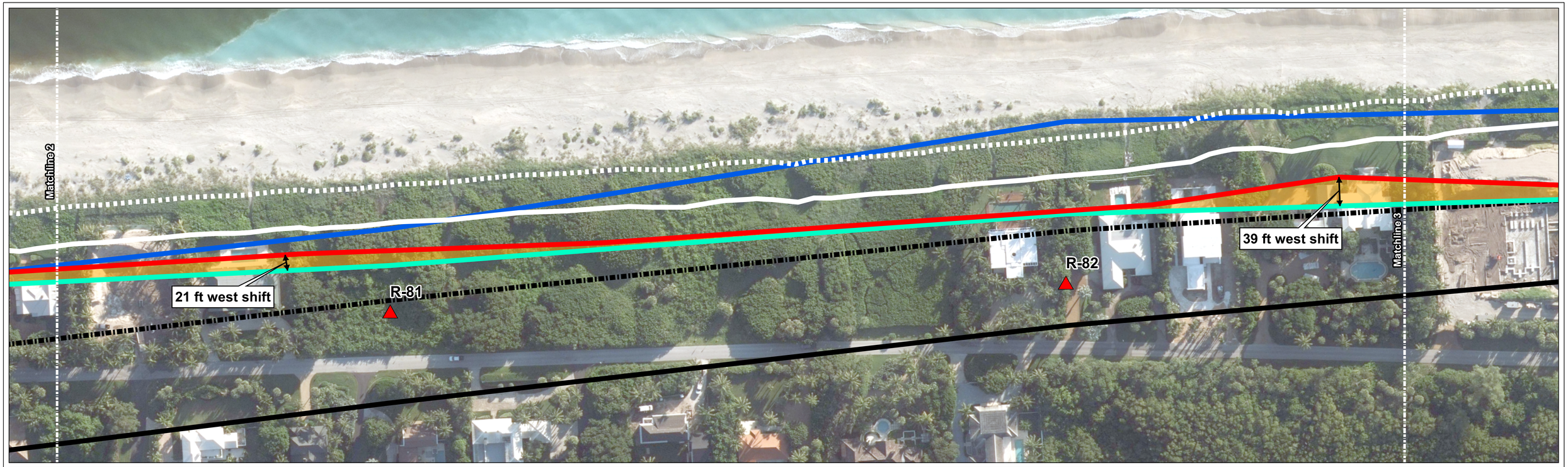
Legend

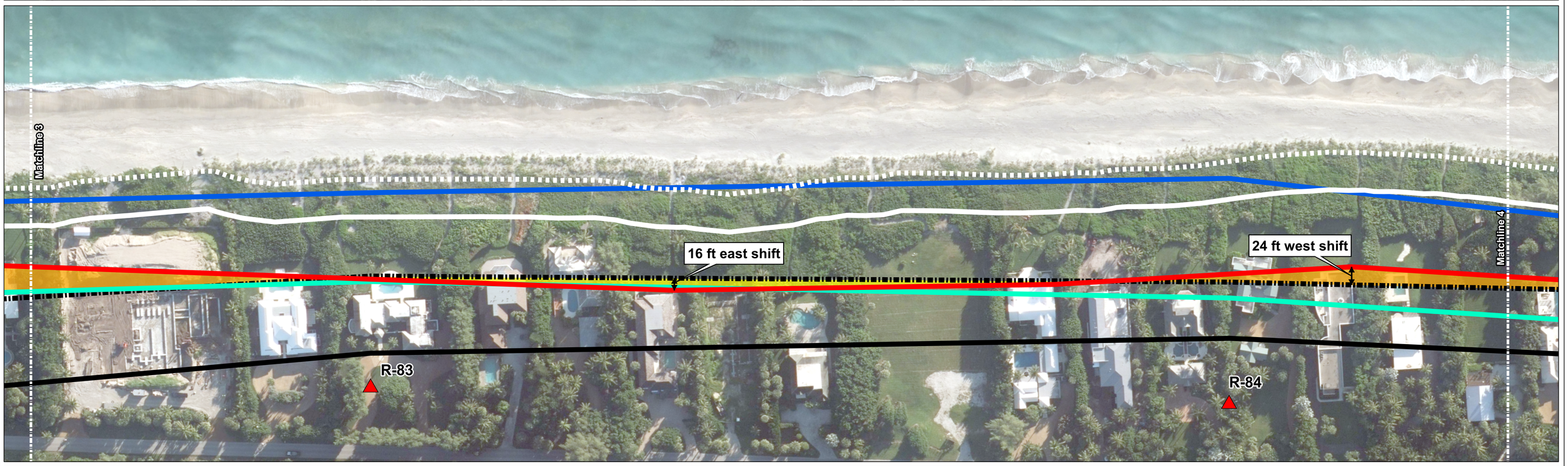
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-81 through R-84

Sheet 2 of 13

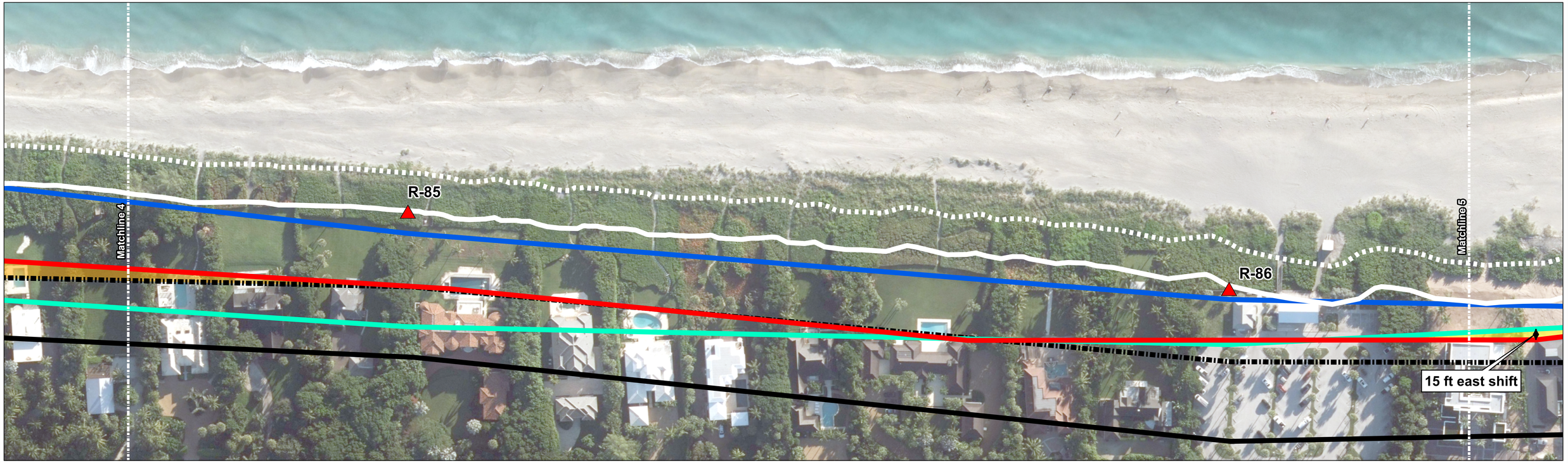
Legend

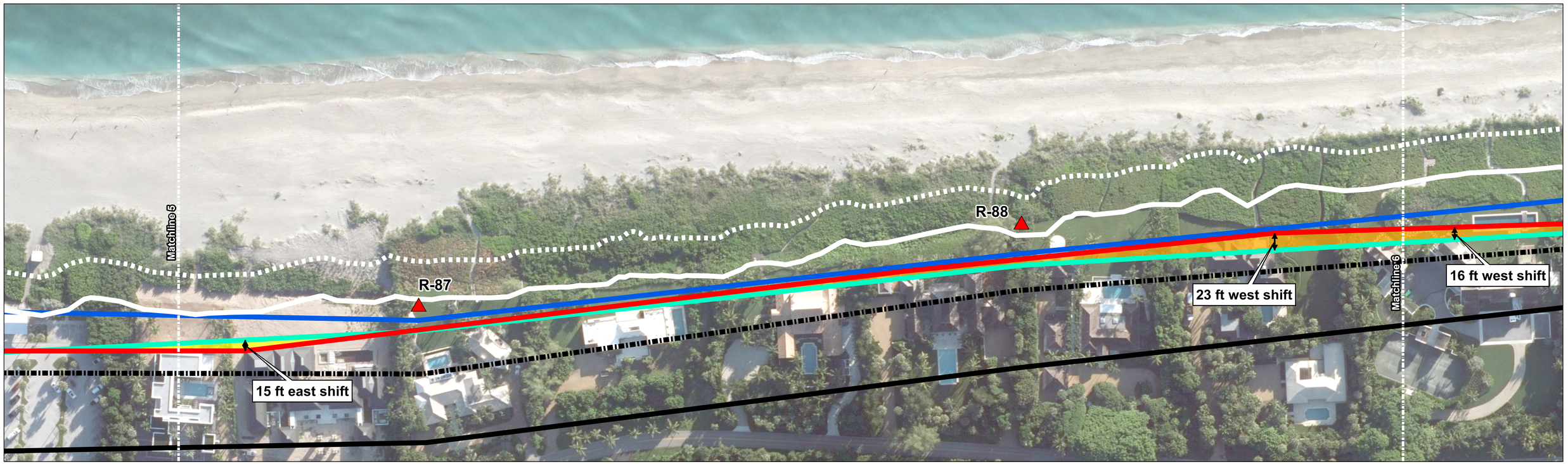
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-85 through R-88

Sheet 3 of 13

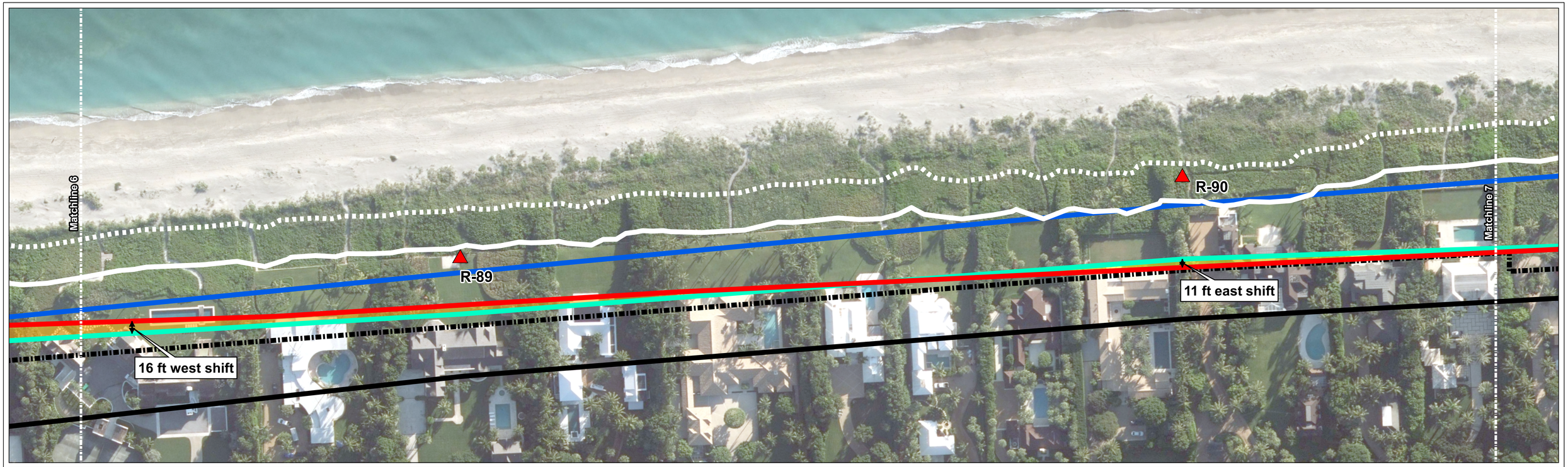
Legend

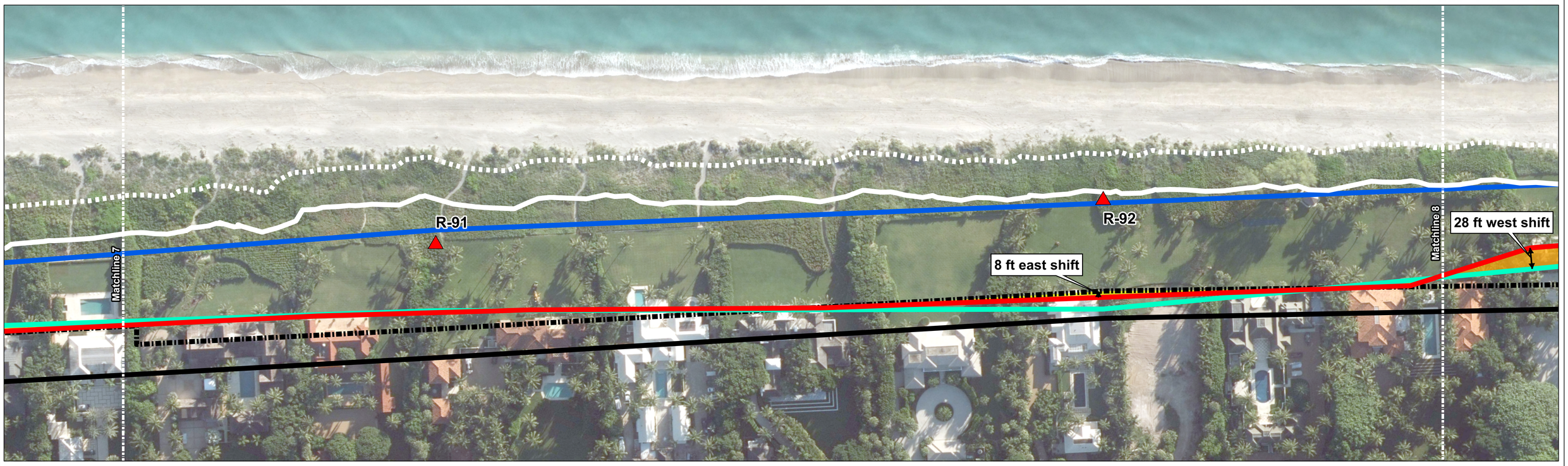
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-89 through R-92

Sheet 4 of 13

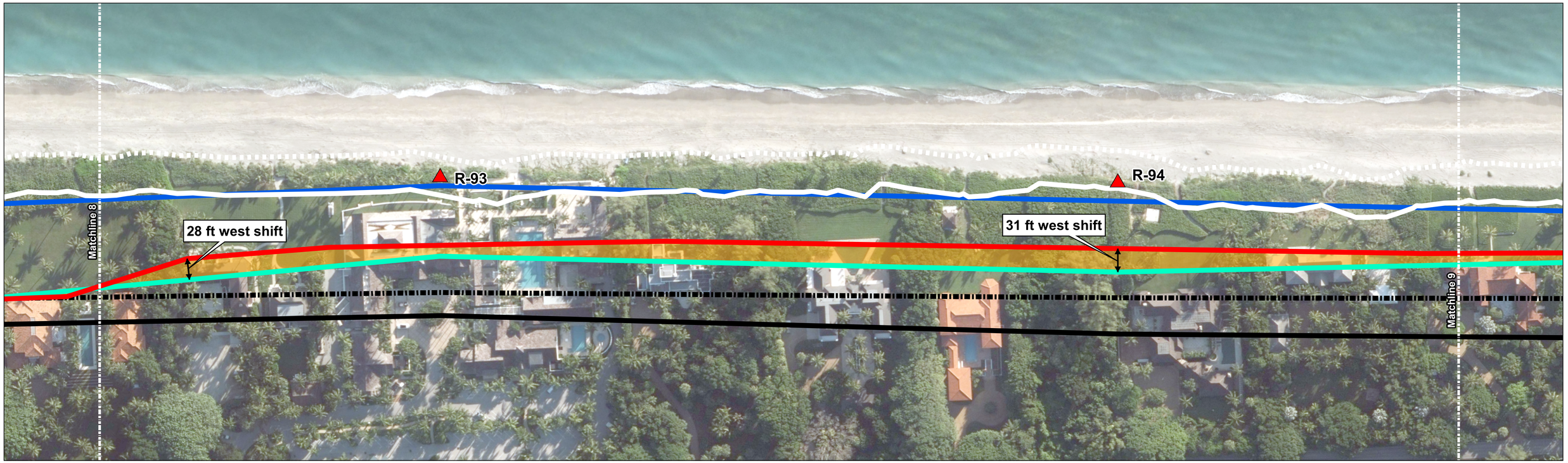
Legend

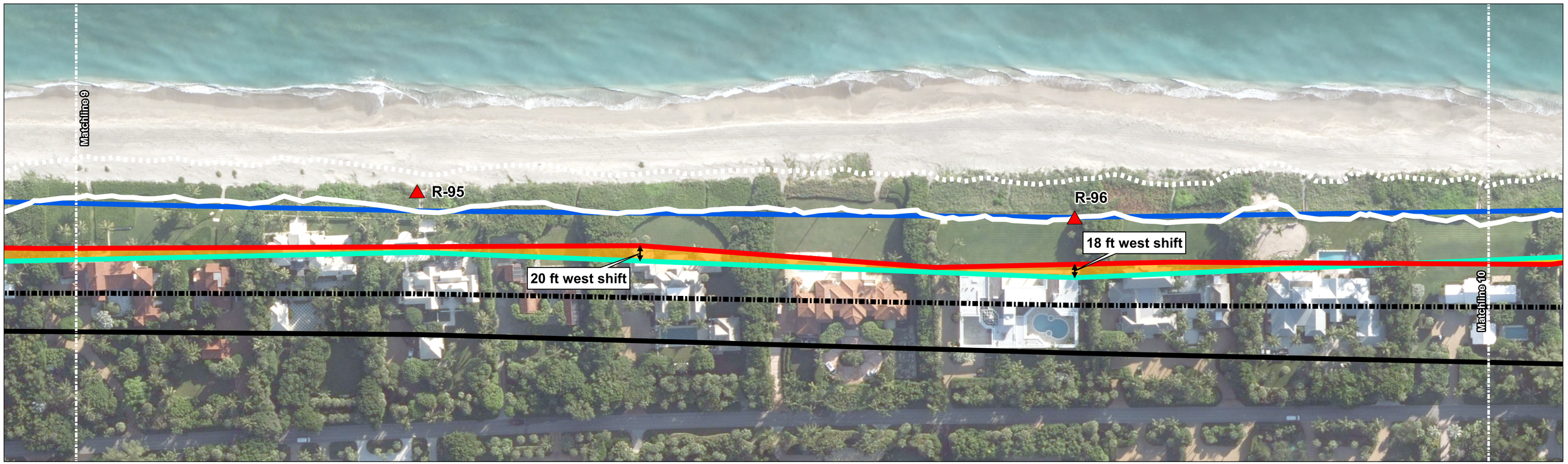
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-93 through R-96

Sheet 5 of 13

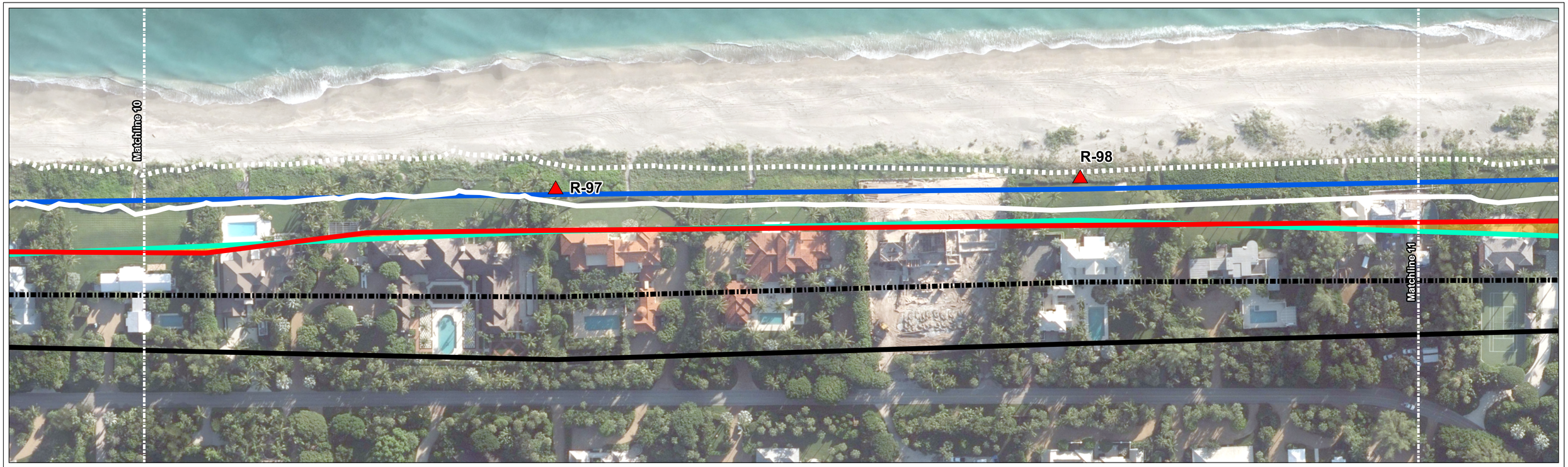
Legend

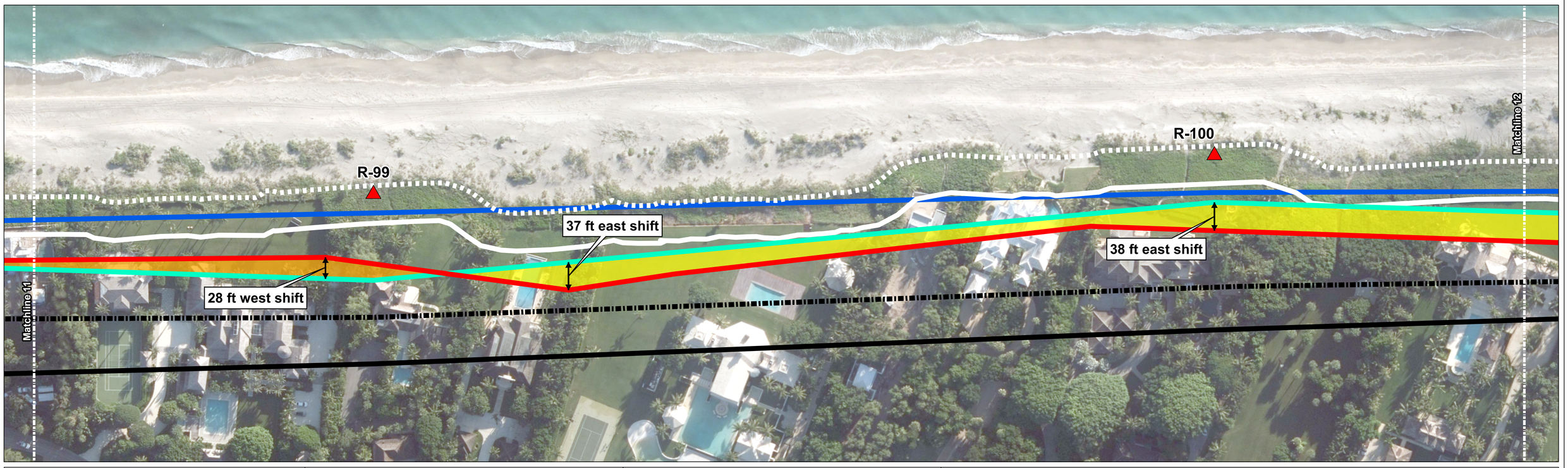
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-97 through R-100

Sheet 6 of 13

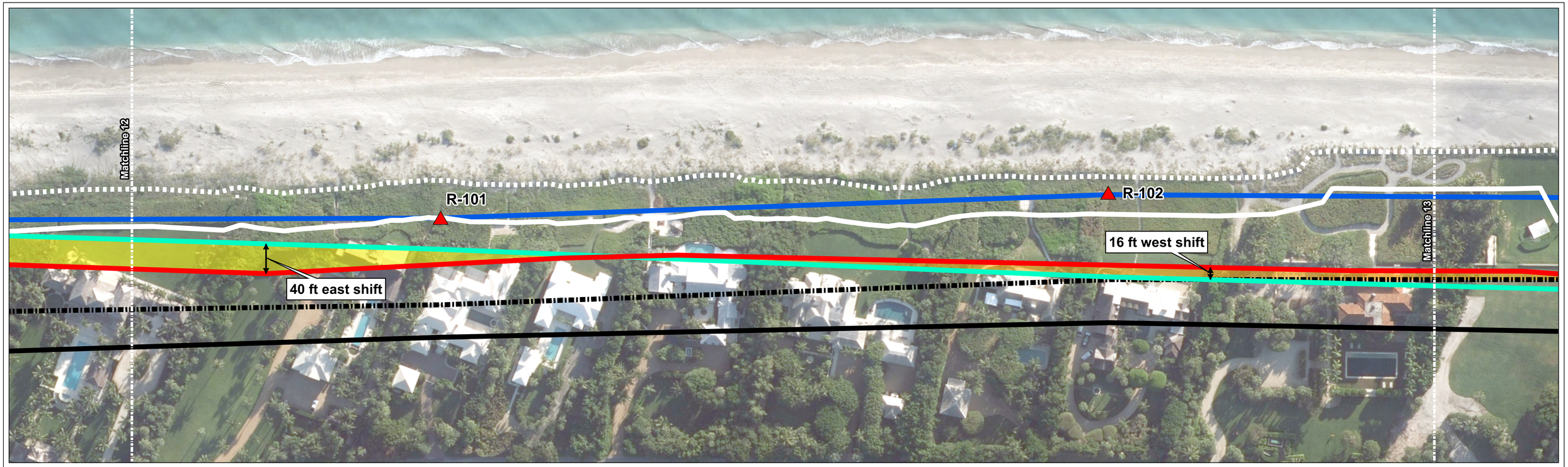
Legend

- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-101 through R-104

Sheet 7 of 13

Legend

- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-125 through R-127

Sheet 13 of 13

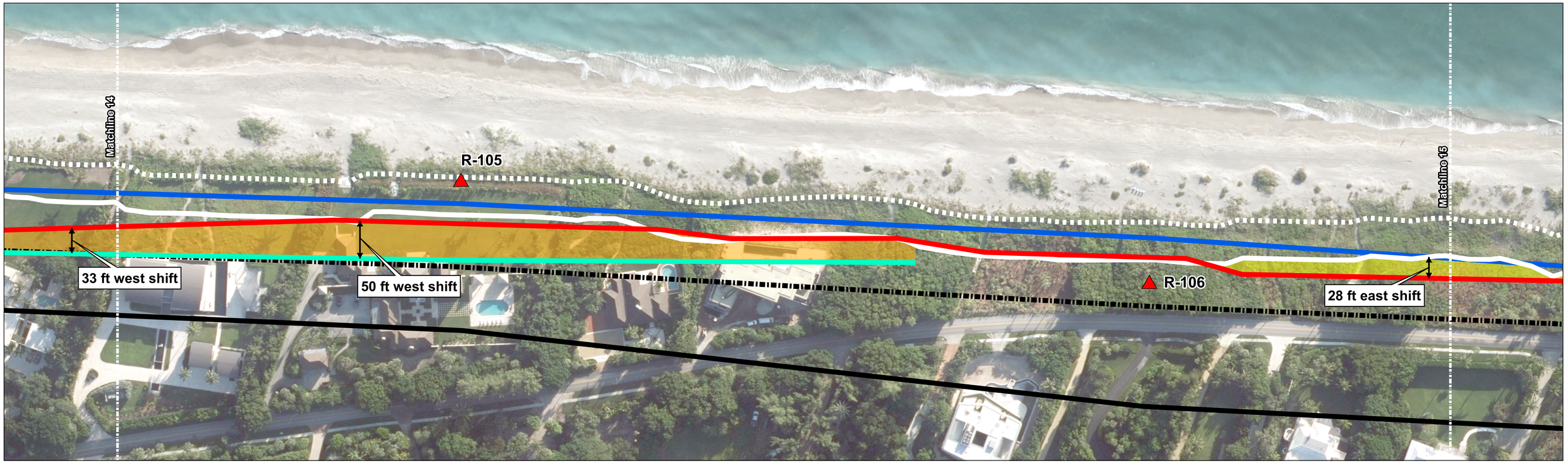
Legend

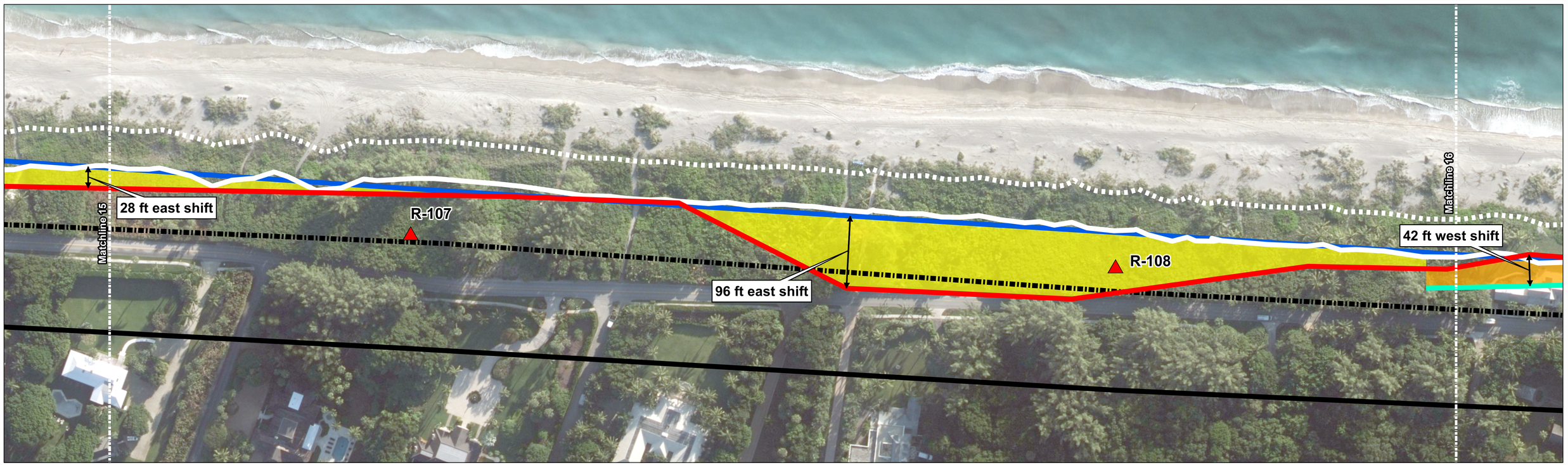
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-105 through R-108

Sheet 8 of 13

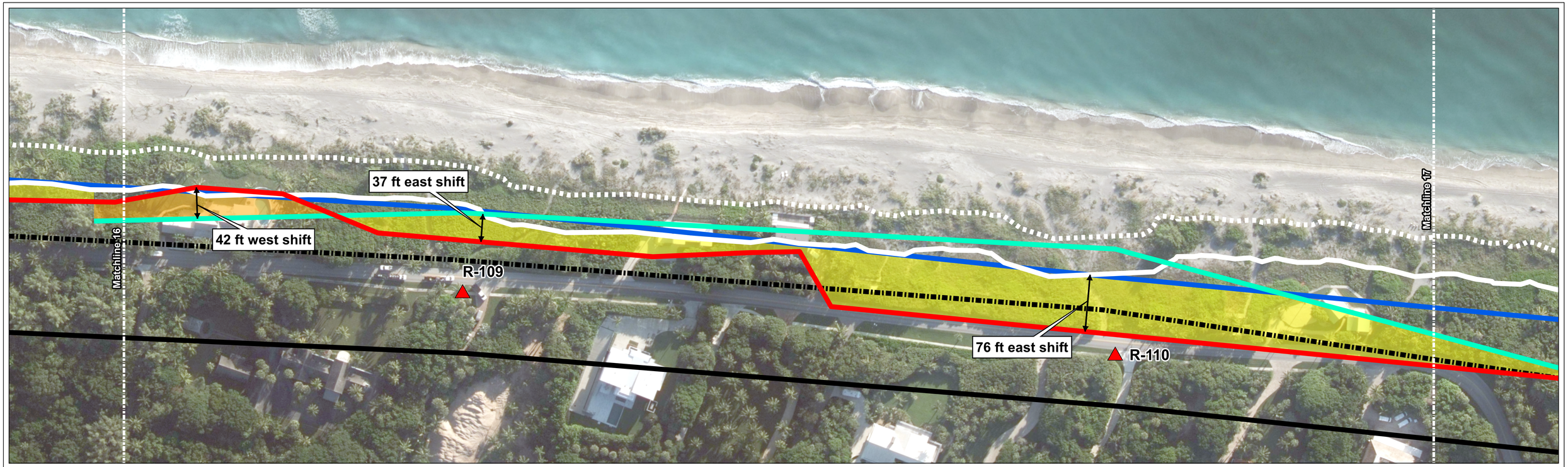
Legend

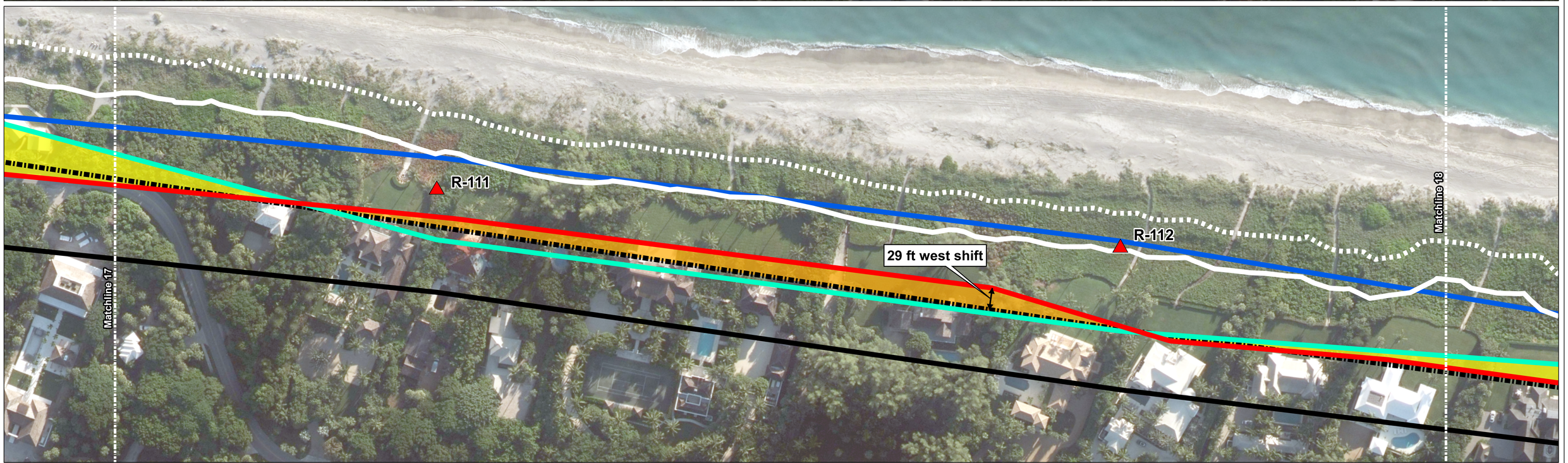
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-109 through R-112

Sheet 9 of 13

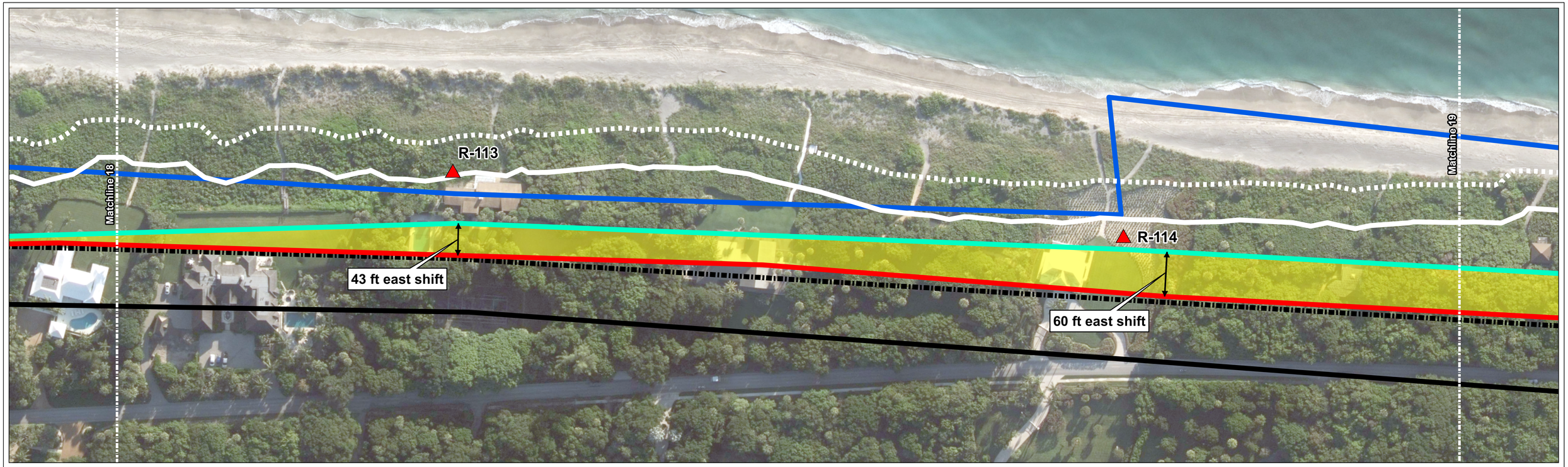
Legend

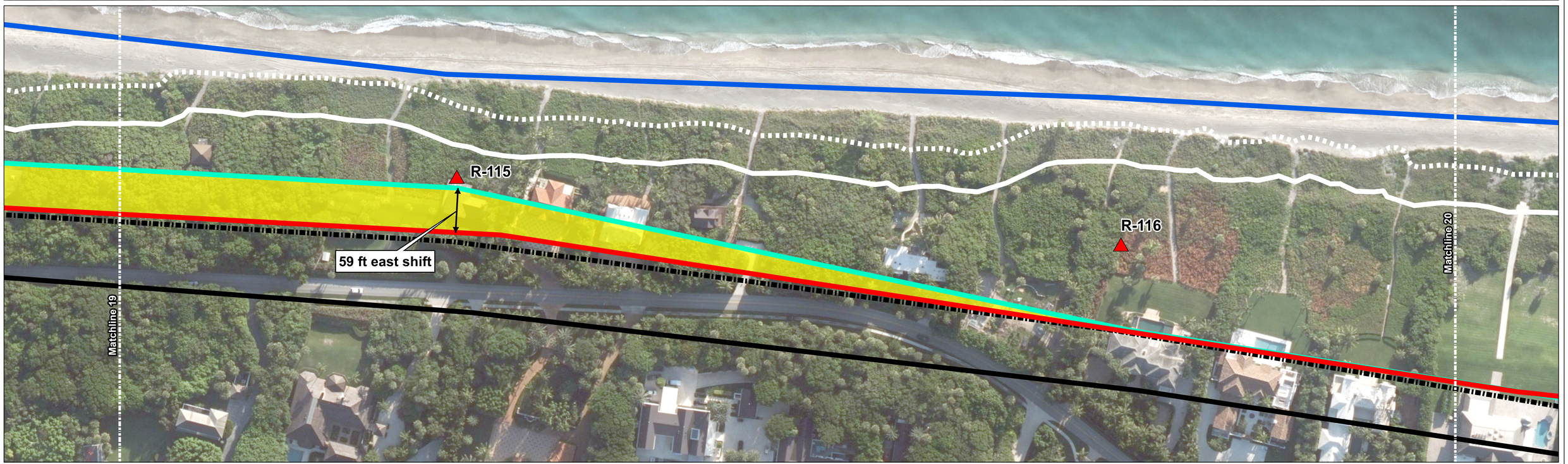
- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:720 1 inch = 60 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-113 through R-116

Sheet 10 of 13

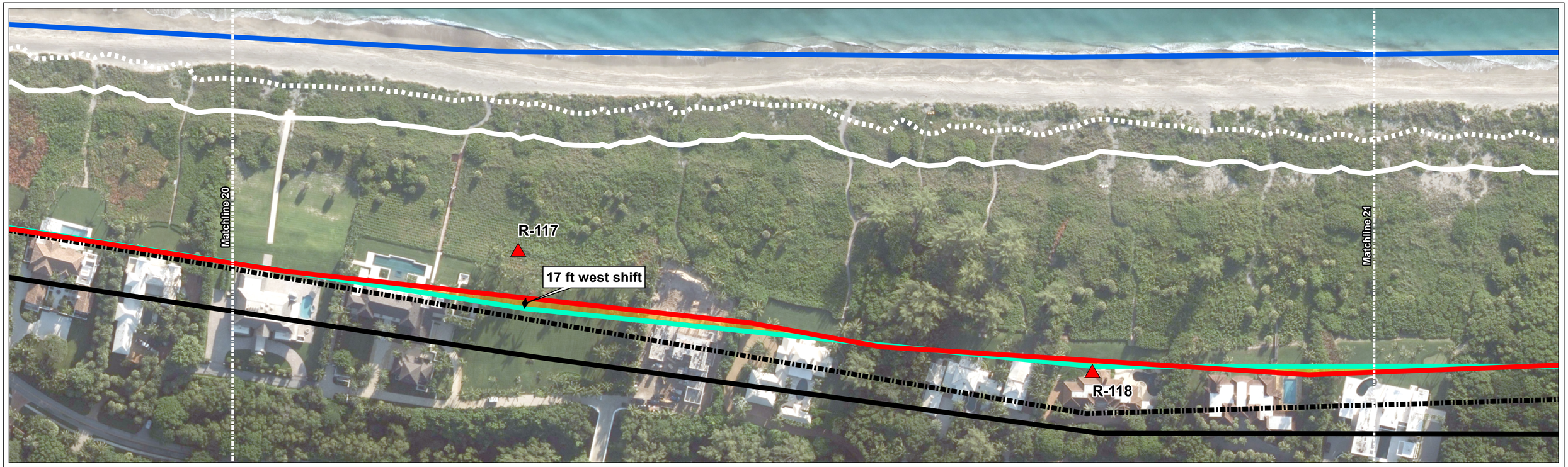
Legend

- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:840 1 inch = 70 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-117 through R-120

Sheet 11 of 13

Legend

- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)





CUMMINS | CEDERBERG
Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Sarasota | St. Petersburg | Tallahassee
201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
T: +1 305-741-6155 **F**: +1 305-974-1969
www.cumminscederberg.com

0 100 200 Feet

Map Scale: 1:840 1 inch = 70 feet

Project:
Town of Jupiter Island
Waterfront Setback Line (WFSBL)
Draft Preliminary Maps

Client:
Town of Jupiter Island

Sheet Title:
R-121 through R-124

Sheet 12 of 13

Legend

- R-Monument
- 2019 Waterfront Setback Line (WFSBL)
- Line of Construction (LOC)
- Coastal Construction Control Line (CCCL)
- Coastal Construction Control Line General Permit (CCCL-GP)
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-yr Erosion Projection (30-YEP)

Potential WFSBL Relocation

- East Shift
- West Shift

Notes:
1. Background Imagery Date (Source): 2024 (Martin County, FL)